

1 MILE TO ASTORIA  
GOLF & COUNTRY CLUB

MASCHKE

SHARP

WELCH

SELTZER

PARDEE

STETSON

ADAMS

SEAVEY

BELL

MARMADUKE  
ANSPACH

CARSKADON - (CALL + CHECK)

LAKE  
DUCK

NORTH  
GOLF COURSE ADDITION

PARA  
HAWK  
BA  
ROBO  
NASCHE  
MCDONALD  
SCHINDLER  
FIDLER  
BEEMAN  
SMITH  
PETRIN  
WESTER  
HODGES  
VILLI  
WILLIAMSON  
VAN NUYS  
WATERBURY  
WATERS  
DAWSON  
DERRAH

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COMMUNITY  
LAKE AREA

LUNDGREN

HENRY

DELPHIA

AYERS

MILLER

SCHAFER

KENDALL

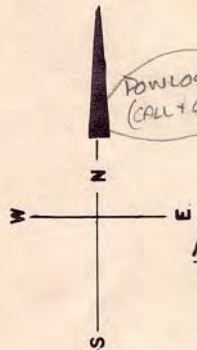
MALARKEY

REUTER

LITTLE

WILEY

SUNSET



POWLOSKI  
(CALL + CHECK)

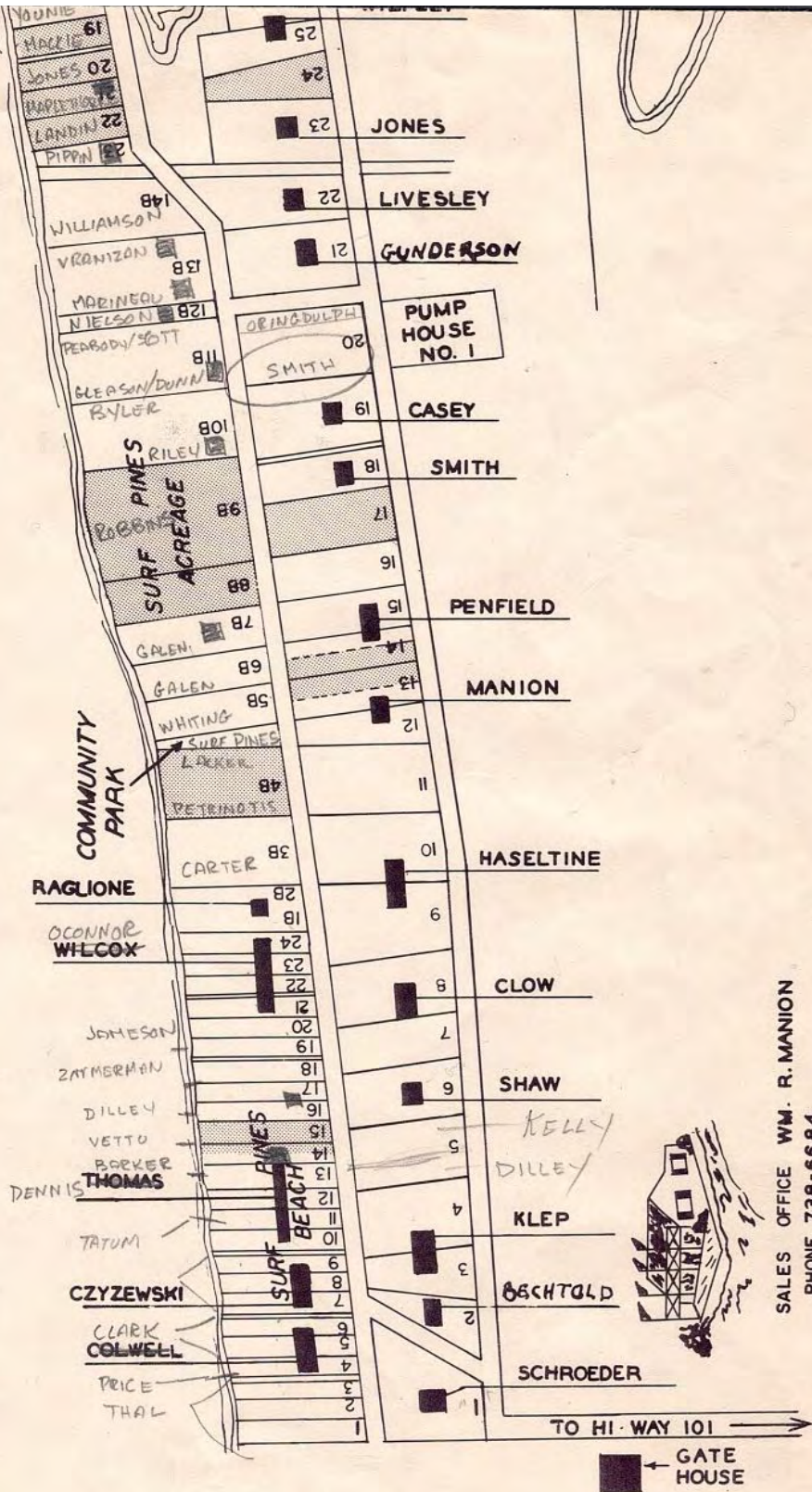
HANNA - (SPRING)



# "SURF PINES"

MAKE OFFER

OCEAN  
PACIFIC



SALES OFFICE WM. R. MANION  
PHONE 738-6684  
OR 738-6321

ASTORIA 15 MILES

SEASIDE 5 MILES



OCEAN DRIVE

## SURFPINES NATURE PARK

- PICNIC TABLE / SWING / SLIDE
- CLEARING OF DEAD TREES (IN SHADED AREA)
- CLEARING OF SHRUBS . REPLACEMENT WITH CLOVER OR OTHER FIRE RESISTANT GROUND COVER
- CREATION OF WINDING NATURE TRAIL TO DUCK POND OVERLOOK
- MOSQUITO ABATEMENT PROGRAM . INPLANT OF FISH . BATS
- PROGRAMS OF NATURE TALKS

EXISTING GRASSY AREA

HORIZON DRIVE

WATERHOUSE WETLAND PROPERTY

EXISTING POND

EXISTING VEGETATION

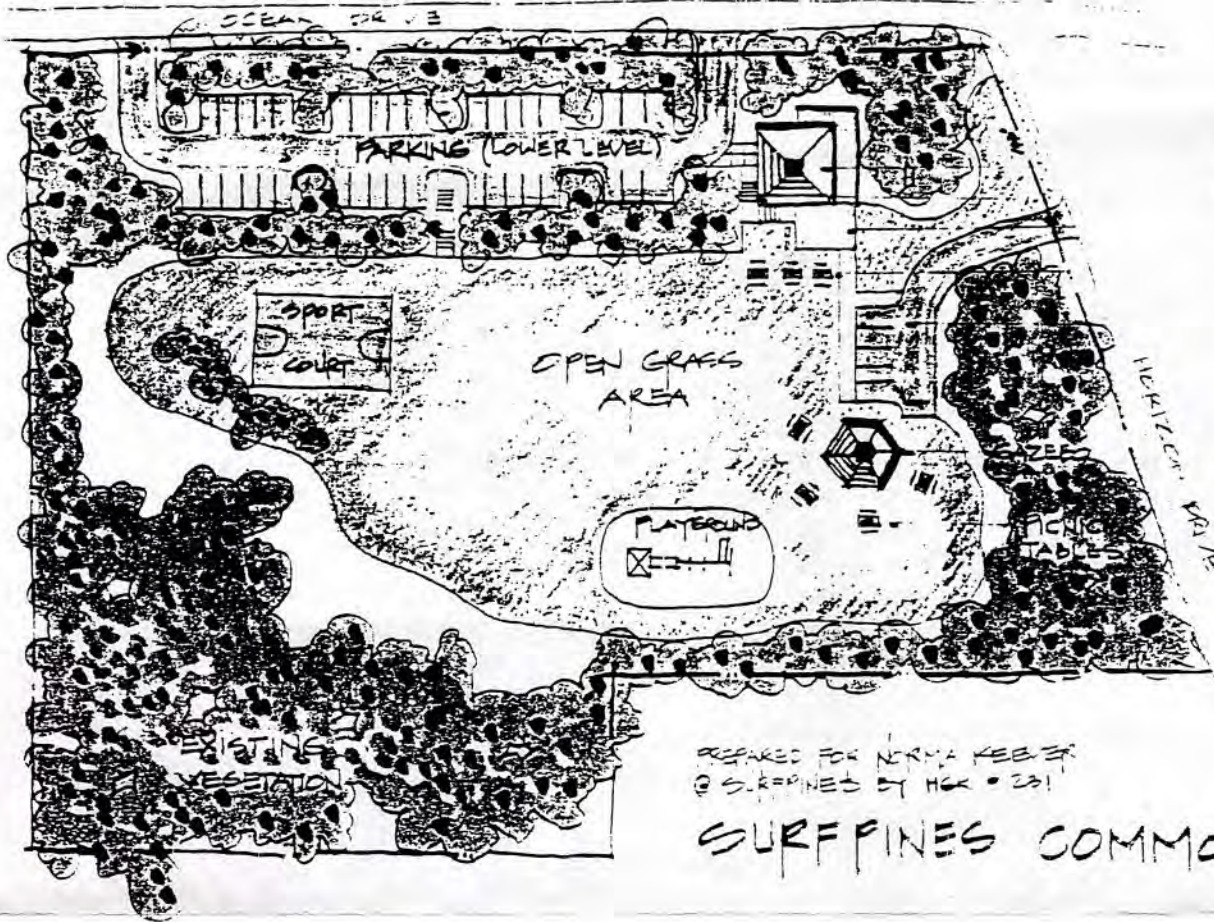
PREPARED BY KERSTIN KUBLIK  
JUNE 1996

NO SCALE





# SURF PINES COMMONS CONCEPT PLAN



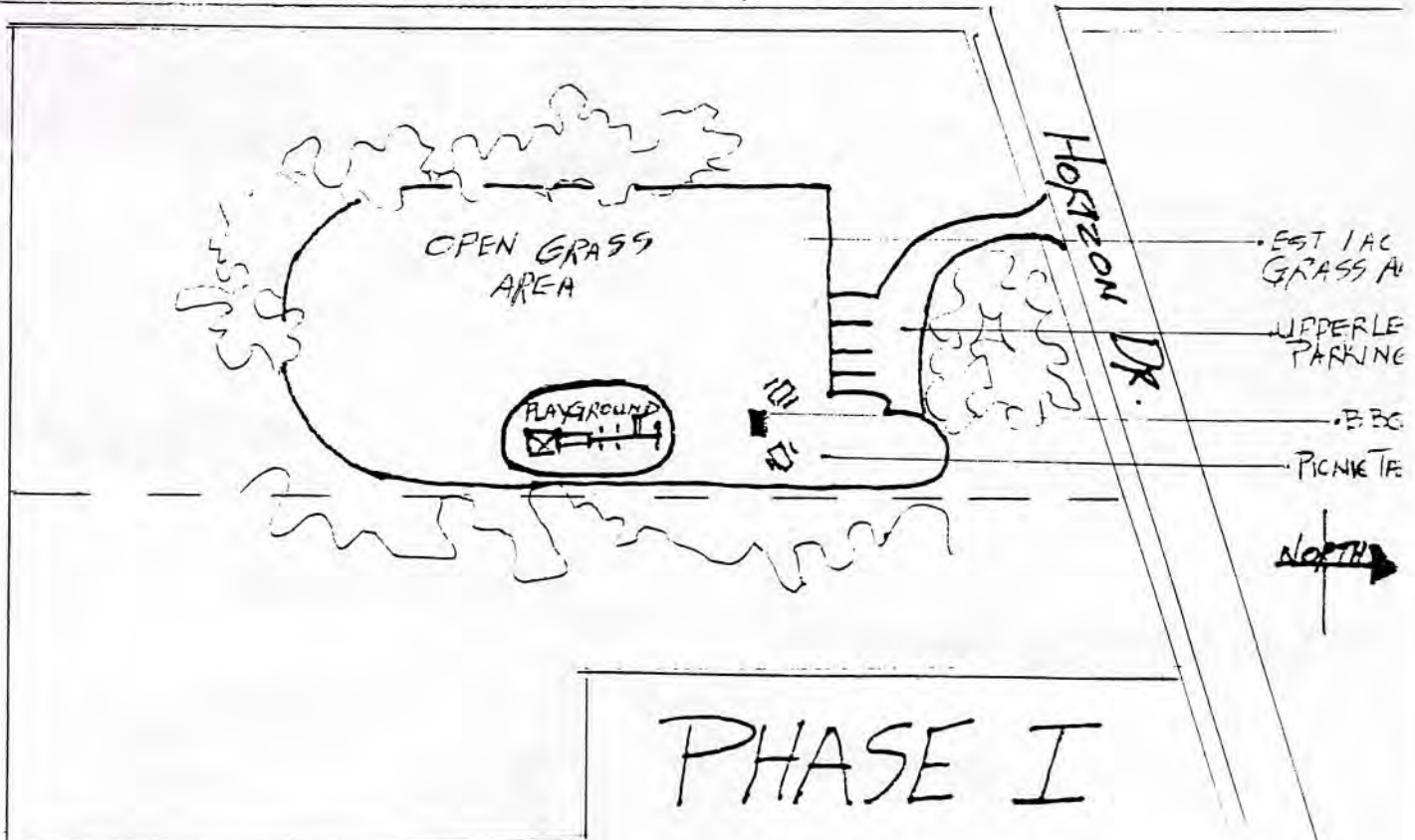
COMMUNITY CENTER  
9' x 24' TO UPPER LEVEL  
DECK/PATIO (UPPER LEVEL)  
PICNIC TABLES / DECK  
UPPER LEVEL PARKING



DESIGNED FOR NORMA KEEFER  
@ SURF PINES BY HCK - 231

SURF PINES COMMONS

OCEAN DR



PHASE I



### **Plan A (*devised by Hal Kever, Landscape Architect*)**

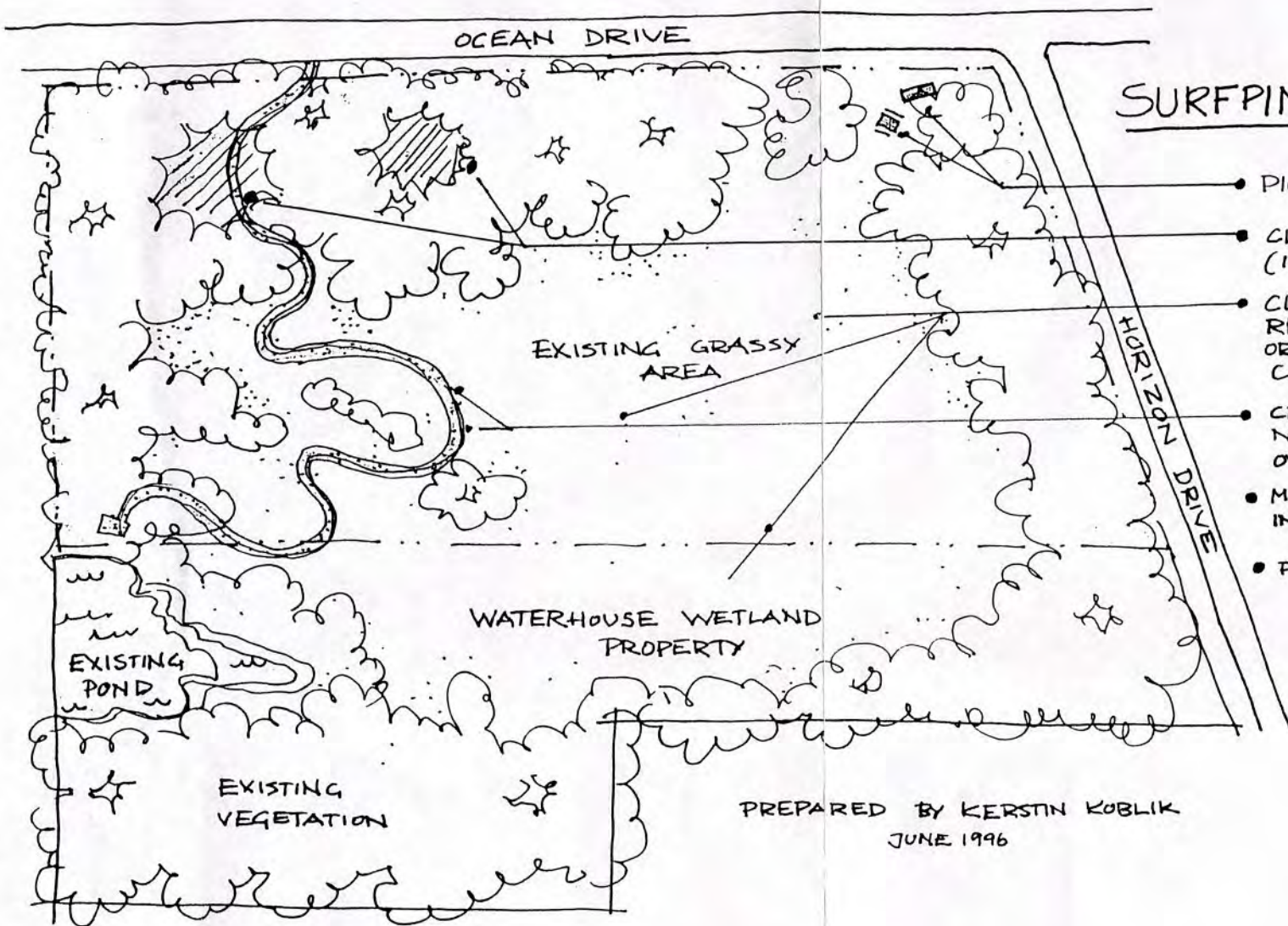
This plan incorporates features that have been suggested by various residents as "wish list" items. The intention is to develop in phases, provided the majority wishes to create a multi-use area. This vote concerns only phase I.

As shown on the drawing, plan A includes creating an access off Horizon Lane up to an area for games that will include an open, grassy plot of about one acre and a couple of tables and benches. Space is reserved for a small playground but no equipment is contemplated as yet. The county requires provision for parking a few cars if a playground is created. In this concept the dune would be leveled, the vegetation bulldozed, and grass planted. Until the grass becomes established, a temporary sprinkling system would be needed.

Norma Kever has provided cost estimates which cover rental of a bulldozer and backhoe, some labor, county permits, compost, grass seed, and other necessary items for the parking area, totaling \$4,545. Costs for all the labor are not included. The board has set aside over the past two years \$1600 for park development; the new budget includes a further \$1200, making a total fund of \$2800.

Several members have pledged contributions of cash or equipment that total \$2660. Norma says, "As this comes to you for your approval we are still in need of some donations. If there are others of you who can see the real benefits of donating funds to the park on a monthly, quarterly or an annual pledge to the park fund, we can plan ahead for the next season of activities..."





## SURFPINES NATURE PARK

- PICNIC TABLE / SWING / SLIDE ?
- CLEARING OF DEAD TREES (IN SHADED AREA)
- CLEARING OF SHRUBS . REPLACEMENT WITH CLOVER OR OTHER FIRE RESISTANT GROUND COVER
- CREATION OF WINDING NATURE TRAIL TO DUCK POND OVERLOOK
- MOSQUITO ABATEMENT PROGRAM . INPLANT OF FISH . BATS
- PROGRAMS OF NATURE TALKS

PREPARED BY KERSTIN KOBLIK  
JUNE 1996



### **Plan B (*devised by Kerstin Koblik, Planner*)**

This concept envisages enhancing the natural advantages of the site by clearing the dead trees along Ocean Drive, removing Scotch broom and blackberries in and around the grassy area, mowing the vegetation and replanting with a fire-retardant low ground cover. A trail through the trees would lead to a viewing area over the wetland. Picnic tables could be provided where desired and later perhaps some play equipment. No parking provision is necessary if a playground is not created. Some thinning of the willows in the wetland is included, to improve the view and to lessen the mosquito problem. Most of the cost involved is in labor but some equipment will have to be hired and a county permit is required. Cost is estimated at around \$2900. Pledged contributions have also been offered to help fund plan B.

Kerstin says her plan aims to protect "a unique retreat along the coast where both humans and local wildlife – deer, elk, duck, etc. – can find refuge and enjoy a piece of natural environment in which both can thrive."



TO: Surf Pines Park Planning Committee  
FROM: Mary Blake  
SUBJECT: Information Gathering  
DATE: March 11, 2002

1. Park Planner: Kelly Punteney will do a simple park plan for us without a fee. Comments he made to me regarding the project: *Expected date late April*

\*Make sure whatever you do, you emphasize quality. If there is a possibility of picking up any more land, try to do that first, so it can be incorporated in the master plan.

\*Should not have formal parking, that will help maintain the neighborhood sense, however, a parking pull off for delivery or catering would be a good idea.

\*Look to Adult Playground components that can be used for all ages i.e. swings. Adults will remember the fun of swinging, and will also use them for an alternative seating site.

\*Survey the community for ages of kids to help design the few playground features to age appropriate sizing. Limit playground equipment to a children's climber and focus larger park play features to a regional community park such as Broadway City Park in Seaside or the Warrenton City Park play equipment. See examples of larger units.

\*Qualify need for turf.

\*Plan for gazebo, benches and view points

\*Memorial area for trees etc...

\*Picnic tables with larger pads for seating, equipment etc...

\*Use concrete over asphalt: see quotes

\*If possible, have shelter around porta-potty: looks as well as protection from wind and vandalism.

\*Picnic table material: recycled tops and seating with powder coated metal structure.

\*Don't put amenities in park unless you have somebody to maintain them i.e. trash cans, flower beds or community garden, cleaning up after pets etc...

\*SIMPLICITY

\*Kelly is committed for the next month, but will come down and walk the site, review what has been done and will provide a simple park plan without a fee.



## 2. Seacoast Portables: Shelly

- \*Standard with hand sanitizer, \$19.50 per service
- \*ADA with hand sanitizer, \$30.00 per service
- \*Checked weekly (Surf Pines, on tues.), pumped as needed.
- \*Can check before weekends.
- \*Location needs to be fairly flat. Servicing is done by a truck (4X4) and 30 ft. hose.

## 3. Cleansweep, Mike, 738-7556

- \*Flatwork estimates for 2" compacted blacktop, prep & grade = \$1.50-2.00 sq. ft.  
4" concrete, \$3.50-4.00  
Curbing, \$4.25-4.50 per linear foot
- \*Volunteer prep, reduces the est given.
- \*Free estimates to help with planning process.

## 4. Playground Equipment:

- \*Miracle and Hags: catalog and display presentation board
- \*Columbia Cascade
- \*Gametime
- \*Kompank

## 5. Other Equipment/Features

- \*Horseshoe pit: dimensions and safety installation
- \*BBQ Grills
- \*Volleyball/Badminton
- \*Basketball hoop
- \*other



*Gene Burquin*

## SURF PINES COMMUNITY PARK

Thank you to the 124 neighbors who responded to the questionnaire included with the January billing. The encouraging response showed that we are interested in developing a park by a ratio of 2 to 1.

Some clearing of brush, seeding of a flat area, installation of a split rail fence and general cleanup have been accomplished by a small core of neighbors who have donated their time and funds to give the community an idea of the scope of a park, which will be as simple and functional as you desire, and be a pleasant spot for us to gather.

Your responses to the questionnaire indicate the desire to have picnic tables, a seasonal porta-potty, barbecue facilities, a horseshoe pit, a basketball hoop, a volleyball/badminton net and some playground equipment, such as swings. Who doesn't like to swing, be one child or adult?

Development of a park will be dependent upon your vision of what is needed. Several residents have donated their expertise as to what can be reasonably included, at a nominal expenditure of time and funds, without sacrificing durability of anything we place in the park. The Fort Clatsop District Scouts may take on the landscaping and cleanup of the park, with one of the scouts, an area resident, planning the development of the park as a step towards his Eagle Scout rank.

Funds and time have been contributed, for which we thank you. However, more will be needed. Have you any ideas for fundraisers, such as memorial donations to place a picnic table in the park, a rummage sale, etc.? Can you spare a few hours to help build and install equipment? Let us know!

You can make a tax deductible gift through the Sunset Empire Park and Recreation District Foundation, 1225 Ave. A, Seaside, OR. 97138, with a notation that the contribution be directed to the Surf Pines Park Project.

Drop by and watch the development of our community park on the corner of Ocean Drive and Horizon and join in on the fun.



# Surf Pines Association

33317 Surf Pines Lane  
Warrenton, OR 97146  
503.738.0637

December 17, 2001

Sunset Empire Park and Recreation District Foundation  
ATTN: Mary Blake  
1225 Avenue A  
Seaside OR 97138

The purpose of this letter is to establish the terms and conditions that the Foundation and the Surf Pines Association will use to administer and utilize funds contributed by Association members to the Foundation for the purpose of developing the park located at the intersection of Ocean Dr. and Horizon.

The Association will:

1. Inform its members of the opportunity to contribute money to the Foundation that is a 501[c][3] non-profit organization and to restrict the use of the funds by designating them for improvements to "Surf Pines Park" located at the intersection of Ocean and Horizon.
2. Make improvements to the park that comply with the regulations of Clatsop County.
3. Submit evidence of incurred expenses for park improvements to the Foundation for reimbursement only from funds held by the Foundation to pay for improvement of the park.

The Foundation will:

1. Designate a category to receive donations for improvements to the park and restrict the use of the funds to only that purpose. If gifts other than cash are received the Foundation will confer with the Association on their handling and disposition.
2. Send a letter to each donor acknowledging the receipt of gifts with a copy to the Association.
3. Invest the funds in the account that preserves the principal in accordance with Foundation policies and retain interest earned on the investments for the benefit of other Foundation activities.
4. Disburse funds only from the account to the Association upon receipt of a written request signed by its President or Treasurer when accompanied by written evidence of costs incurred in making improvements to the park.



5. Submit a report to the Association at least once each quarter informing it of the funds received and disbursements made since the prior report and the balance on hand.

If these arrangements met with your approval please sign and return a copy of this letter to me.

Sincerely,

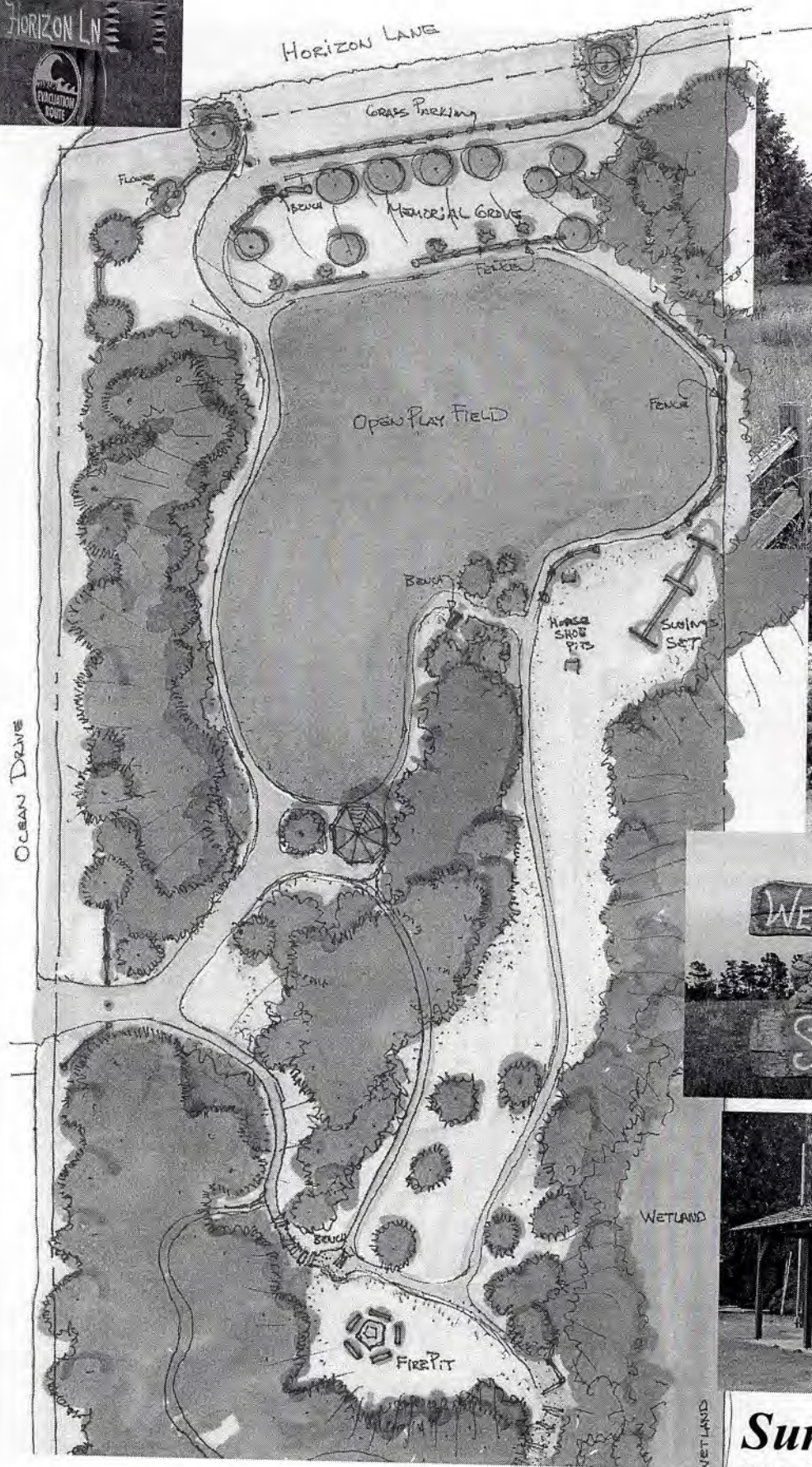
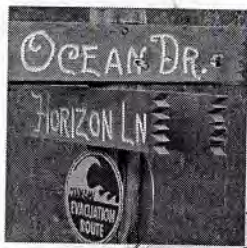
Ralph Todd  
President

AGREED:

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Sunset Empire Parks and Recreation  
District Foundation





**Surf Pines Park**  
Master Plan August 2002  
Presented By: Mary Blake





Three Benches



Four Picnic Tables



Simple Cover Shelter

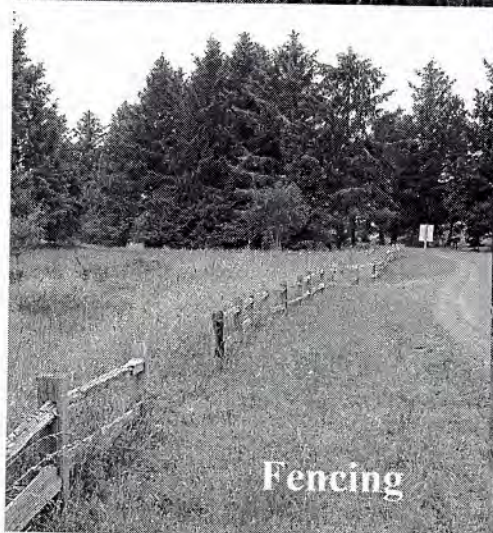
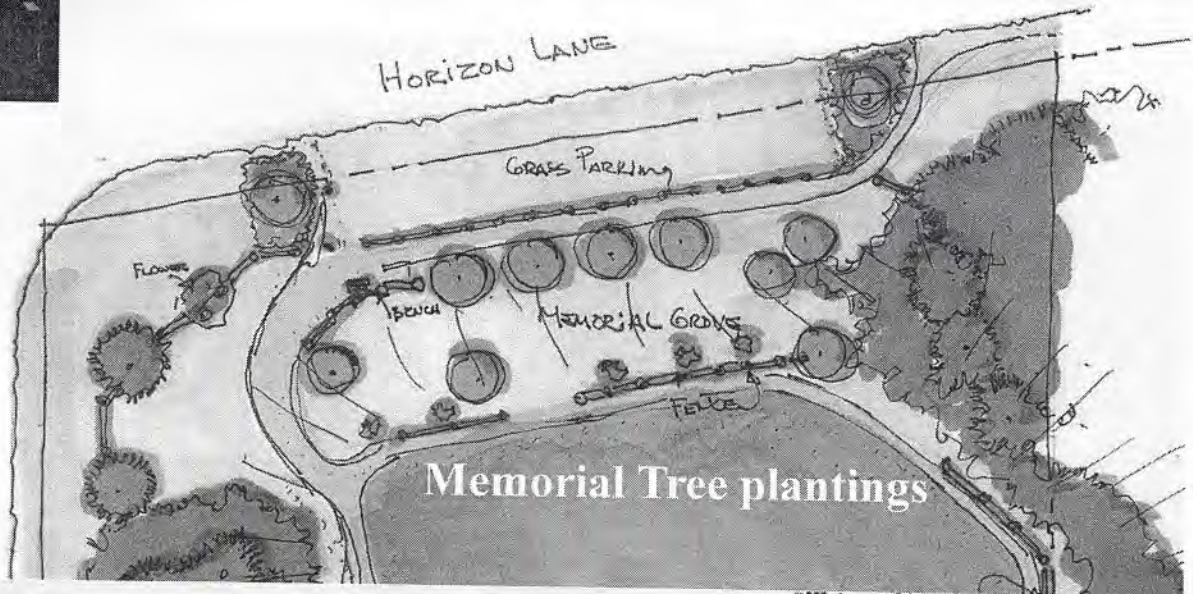


## ***Surf Pines Park***

*Master Plan August 2002*

*Presented By: Mary Blake*





Fencing







## ***Surf Pines Park***

*Master Plan August 2002*

*Presented By: Mary Blake*



Tom and Nancy Wilcox  
2320 Lucas Drive  
Warrenton, OR 97146  
503-738-3515

May 20, 1996

Park Committee

Dear Committee:

I am writing to you on behalf of Nancy and myself. We have different views on how the park should be developed. Nancy would like as little development as possible. The major emphasis should be beneficial to wildlife and Surf Pines residents' enjoyment of the serenity. I think that a grassy playing field with a sport court and some hidden play ground equipment, along with a fire pit and picnic tables would be fine.

Neither of us want to see a community center built in this area. It was defined as a park area, not a building area. A community center is an expensive item. Figuring a minimum of \$ 80/sq. ft. and a small 1300 sq. ft. building, that is a cost of \$ 104,000. This community is facing some serious costs to upgrade our water over the next 5 or 10 years. We have great needs for roads and security. If we do not wish to pay higher home owner dues, and most residents I have talked to do not, we have no way to finance this community center in the foreseeable future. Even if the cost were only \$50,000, I do not think building a community center would be cost effective. \$50,000 is one years budget for Surf Pines. If at some future date, one is needed, it should be built in another area. An existing building or vacant lot could be purchased at the time the need materializes. If we are not planning on a community center in the park, we can better utilize this land. We will not need as many parking spots or as much grading and our initial expenses will be less.

I thank you for considering our thoughts. We and the Bourqueins are the ones that are most impacted by this park as no trees screen our yards. We are extremely unhappy to miss this meeting, but had made prior plans to be in California.

Tom and Nancy Wilcox

cc: Marge Bloomfield  
Louann Rigger



A. It will not be handicap accessible and we will need to erect stairs unless we also provide a ramp. The plan is to utilize **only those necessary spaces and eliminate all upper level parking** at this time.

B. The **upper level parking** on Horizon was designed to keep construction to a minimum ; since we are doing a volunteer park it was a nice clean simple way to achieve maximum results with **minimum expenditures**.

C. The main thrust of the park is on **top** of the property and with parking **down** on Ocean it does not provide for everyone. It is **entirely possible that the contour and elevations design was not completely understood by all**. This can, of course, be discussed further.

We believe that our approach to the park is one of learning by doing and discussion and that this process should include our children. We hope that each member of Surf Pines will come out and **experience the challenge of helping to create a common area for ALL to share**.

JUNE 4, 1996

On this day I met with Bill Eagles and Eldon Wright. We went to the Park site and walked it and they looked at the plans both before and after. Were very impressed with the possibilities and stated that the plan was **ideally suited to the site and fulfilled all the necessary requirements**. Bill said that we needed to be sure to add 40# of pure nitrogen / acre in the soil amendments whatever we chose.

His greatest emphasis was on **GETTING IT DONE NOW !!** That it would be foolhardy of us to wait any longer to **begin the dozing and planting of seed**. This is the **very best of growing seasons, especially for grasses**.

Eldon suggested that he was now able to obtain a particular insect that would eat all Seeds from Scotch Broom and help to eliminate the pesky plant. He & Bill said that we could get the mosquito eating fish , whose name has escaped me, even for ponds that go dry. This was good news.

It was a very productive meeting and when I told him that Diana Nelson said that he would have to sign off on the park project , he said, "**What do I sign and Where?**" He said to tell Diana that **he had seen it and approved** and if she wanted him to sign something to send it to him.



S2.200. Off-Street Parking Required. Off-street parking and loading shall be provided for all development requiring a development permit according to S2.200 to S2.212.

S2.202. Minimum Off-Street Parking Space Requirements. The minimum off-street parking space requirements are as follows:

(1) Residential type of development and number of parking spaces.

Single family dwelling - - - - - (2) per dwelling unit.

Multi-family dwelling - - - - - (3 per 2) dwelling units.

Sorority, fraternity or dorm - - - - - (1 per 2) occupants.

Residential hotel, rooming or boarding  
house or club - - - - - (2 per 3) guest rooms.

Hotel or motel - - - - - (1) per guest room or  
suite, plus (1 per 2) employee.

Mobile home park - - - - - (1) per mobile home site,  
plus (1 per site) for guest parking at a convenient location.

Planned development - - - - - In addition to the  
requirements for dwelling units, (1 per 2) units for guest parking at a  
convenient location.

(2) Commercial type of development and number of parking spaces.

General retail or personal service - - - (1 per 200) sq.ft. floor  
area.

Furniture or appliance store - - - - - (1 per 500) sq.ft. floor  
area.

Auto, boat or trailer sales, or nursery - (1 per 1,000) sq.ft.  
floor area, plus (1 per 2) employees.

Barber shop or beauty parlor - - - - - (1 per 100) sq.ft. floor area.

General, professional or banking office - (1 per 300) sq.ft. floor  
area.



Medical or dental office or clinic - - - (1 per 200) sq.ft. floor area.

Eating or drinking establishment - - - - (1 per 100) sq.ft. floor area.

Theater, gymnasium, racetrack, stadium or similar use - - - (1 per 4) seats or (8 ft.) bench length.

Amusement park - - - - - (1 per 1,000) sq.ft. floor area plus (1 per 2) employees.

(3) Institutional, public and quasi-public type of development and number of parking spaces.

Child care center or kindergarten - - - - (1 per 2) employees, plus (1 per 5) children.

School, elementary or junior high - - - - (2) per teacher.

School, high school - - - - - (2) per classroom, plus (1 per 10) students.

Church, chapel, mortuary, auditorium - - (1 per 4) seats or (8 ft.) bench length.

Nursing or convalescent home - - - - - (1 per 2) beds for patients and residents.

Hospital - - - - - (3 per 2) beds.

Golf course - - - - - (8) per hole.

(4) Industrial type of development and number of parking spaces.

Storage, warehouse or manufacturing establishment; air, rail or trucking freight terminal - - (1) per employee on largest shift.

Public utility (gas, water, telephone, etc.) - (1 per 2) employees on largest shift, plus (1) per company vehicle.

(5) Requirements for building or development not specifically listed herein shall be determined by the Planning Director based upon the requirements of comparable uses listed.



## PARK COMMITTEE LIST

### NAME

### PHONE

- ✓ 1. Sally Allegaert .....738-7717
- ✓ 2. Justin & John Braestrup.....Ptld.292-5973  
S.P.738-0379
- ✓ 3. Gene & Connie Bourquin.....738-5848
- ✓ 4. Mary & Mike Davies.....738-0313
5. ~~Liz & Bob Knutsen~~..... Hm.861-2867  
Wk.738-8455
- ✓ 6. Kerstin Koblik.....Ptld.775-9691  
S.P.738-7439
- ✓ 7. Scott & Helen Langley.....S.P.738-9335  
Ptld.
- ✓ 8. Kathy Leinassar.....738-3533
- ✓ 9. Frank Martin.....861-0594
10. Catherine & John Orr.....738-0944
11. Kevin & Sharon O'Connell.....Ptld.227-2900  
S.P.
- ✓ 12. Tim Regan.....S.P.738-0493  
Wk.738-5558
13. LuAnne Riggan.....738-5457
- ✓ 14. Mike Riley.....738-9200
- ✓ 15. Ken & Katy Weber.....SP 738-5986  
Ptld.
- 16 Tom Wilcox.....738-3515
- ✓ 17. ~~Mary J Wiese~~ *not interested*.....738-7621
- 18.
- 19.
- 20.



**NOTES : TALK WITH DIANA NELSON/ SR. PLANNER April 30, 1996**  
**Surf Pines Commons**

1. Need to show dimensions of driveways & parking spaces. See pages 6 & 7 of Site Oriented improvements, S2.210 (2), (5).

2. Any topographical modification , details must be shown, ie; amount of cut & fill for parking areas.

3. Bill Eagle of soil & water conservation resources (St. Helens) will come out look over the grassy area and tell us approx. how much seed and what varieties (blend ) we will need to use for those areas .

4. It is a must that he, Bill Eagles, sign off on our plan prior to obtaining the permit.

5. Also see page 5 (5) requirements for development not specifically listed....

\*\* 6. Joe, with North Coast Fish & wildlife in Hamlet will let me know how we can obtain mosquito eating fish & if we can just go and scoop them up as he thinks we can.

\*\* unrelated fact

**Update : 5/15/96**

1. Spoke with 1st Interstate regarding Waterhouse position on adjoining property.

I stated that we now have a park plan and intend to get started on it very soon. Then, I asked if they were still entertaining the idea of disposing of that small adjoining piece in our behalf. The young lady with whom I spoke said they were going to be meeting in the next 2 or 3 weeks and hopefully would be able to give us an answer soon. I thanked her profusely on behalf of the membership of S.P.

2. On Monday 13th of May , finally made contact with Bill Eagles . He asked alot of questions regarding the terrain and also discussed my meeting with Diana N. I answered those questions and he told me what kinds of grasses and how much and he laughingly said "Boy , if you could get a donation of Sod up there wouldn't that



be great ! However we both agreed that it wasn't likely to happen, as it is so expensive .

3. He told me that he would be in this area the 4th or 5th of June and would come over and check it out at that time to see how we were doing. Suggested that we may want to also talk with Eldon Wright .



## SURF PINES COMMON

I have been busy setting up a meeting for the Park Committee for May 25, 1996 at my house between 10am and 11:30 am . It will be a small & short meeting because of the holiday. Many of the people that signed up to be on the committee a year or more ago have been contacted, not all, but I hope to have all contacted by Friday the 16th .

Bob Knutsen has provided us with the document that is considered to be the de facto "official rules" for playsite layout, design and equipment nation wide , published by Great American Insurance Companies . This directly relates to insurance liabilities. Bob says we are in fine shape & there should not be any problems. Since this is his field of expertise I feel comfortable putting this in his hands.

Last year John Orr provided the Board with our legal responsibilities which are as I re-read them and shall attempt to summarize them here: we should place appropriate warnings in case a particular piece of equipment poses unique dangers. Also that the \$1,000,000. insurance policy for the Association should cover contingencies and costs which might occur, regardless of whether a duty has been breached or the Association is at fault.

This , I believe, covers the areas of concern posed by a few of the members.

Next, the two surveys that were done gave us a good indication of what the membership wanted in terms of priorities:

- a. Children's playground
- b. Picnic tables
- c. A Sports Court ( accomodates basketball, badminton & tennis nets & activities which require a firmer surface)...
- d. Barbeque pits such as those at other parks.
- e. Large grassy area where kids can play ball...

### We need to recognize that :

a. There is a *Provision* in our By-Laws for the Board to provide a Park and there has been a dictate by the membership to the Boards for a Park....

b. There is a *Need*...



- c. There is a *Plan*.one which provides for *growth in the future* to have a plan that **does** provide for *expansion & growth* is a good plan...
- d. It is incumbent upon us to *plan well* for the *future*.. **not** just for the present.....
- e. The *Majority* voted for a park and it is the *majority* which determines what and how we conduct their affairs ....
- f. The *Surveys & priorities* have been noted and are to be acted upon.....
- g. The liability issue is really *not an issue* at all...
- h. A park **will not** be desired *by all* as indicated by the votes..

## PHASE I

This phase will begin with obtaining the permit which is \$50.00 and a concept development plan has been approved by the Board. Any action on the plan can be modified at most any time prior to commencement of such action on the park. It should begin with:

- a. Prepare the necessary material for obtaining the permit.
- b. Obtain permit
- c. Mark & stake for levelling and excavating , the Grassy Play area and the Parking areas.
- d. Clear any necessary shrubbery/trees.(saving any transplantable ones) for possible use in other areas.
- e. Level site and excavate the designated areas.
- f.& g. Need to be worked as close together as possible ; that is to lay rock in parking areas and seed the Grassy Play area.
- h. Install automobile spacers.
- i. Construct steps from Parking area to Play area.
- j. Install a horse shoe pit.
- k. Install any Playground equipment we may receive or purchase.
- l. Place picnic tables (donated or purchased) at least two.
- m. Select and install BBQ's
- n. A Sport Court and basketball setup (if feasible at this time)as funds or donations allow.



o. When the area is ready for activity, we may want to consider the idea of placing a temporary Port-O-Pottie on the premises.

We should all keep in mind that there are many many smaller though necessary items that will need to be done while we are concentrating on the BASICS.

## **PHASE II**

This phase needs to include the design of a gazebo for shade & partial shelter for parents and those who may be tending smaller charges while others are using the equipment but need supervision, hence:

- a. Gazebo design, approval by County if necessary.
- b. Funding of the gazebo.
- c. Design and installation of a permanent sprinkler system for

Grassy Area.

d. Reseeding where necessary.

e. Installation of any additional equipment we may have acquired.

f. Plan & design of plumbing and septic systems for future

Community Center.

g. Build or purchase a prefabricated (modular) gazebo.

At this time we need to look at various possibilities for Fund Raisers to help expedite the Community Center.

## **PHASE III**

*This can be a fun and exciting phase for all of us ! A Concept Development Plan for our Community Center should be simple, functional and unobtrusive. Much depends on the funds and the prevailing attitudes of the membership. It could literally be done in two stages. Finishing one level in the beginning and the upper level later. Building on two levels affords us more space at less expense .*

a. File for a conditional use permit and jump thru those hoops.

b. Agree on a design & plan.

c. Know where funding is coming from.

d. Get bids for construction and any donated labor which we can find. (*Sweat equity is some of the best equity around*).

e. Construct the Community center with all associated paths & decks etc.!!

## **PHASE IV**



Have a **PARTY!!**



Tom and Nancy Wilcox  
2320 Lucas Drive  
Warrenton, OR 97146  
503-738-3515

May 20, 1996

Park Committee

Dear Committee:

I am writing to you on behalf of Nancy and myself. We have different views on how the park should be developed. Nancy would like as little development as possible. The major emphasis should be beneficial to wildlife and Surf Pines residents' enjoyment of the serenity. I think that a grassy playing field with a sport court and some hidden play ground equipment, along with a fire pit and picnic tables would be fine.

Neither of us want to see a community center built in this area. It was defined as a park area, not a building area. A community center is an expensive item. Figuring a minimum of \$ 80/sq. ft. and a small 1300 sq. ft. building, that is a cost of \$ 104,000. This community is facing some serious costs to upgrade our water over the next 5 or 10 years. We have great needs for roads and security. If we do not wish to pay higher home owner dues, and most residents I have talked to do not, we have no way to finance this community center in the foreseeable future. Even if the cost were only \$50,000, I do not think building a community center would be cost effective. \$50,000 is one years budget for Surf Pines. If at some future date, one is needed, it should be built in another area. An existing building or vacant lot could be purchased at the time the need materializes. If we are not planning on a community center in the park, we can better utilize this land. We will not need as many parking spots or as much grading and our initial expenses will be less.

I thank you for considering our thoughts. We and the Bourqueins are the ones that are most impacted by this park as no trees screen our yards. We are extremely unhappy to miss this meeting, but had made prior plans to be in California.

Tom and Nancy Wilcox

cc: Marge Bloomfield  
Louann Riggen



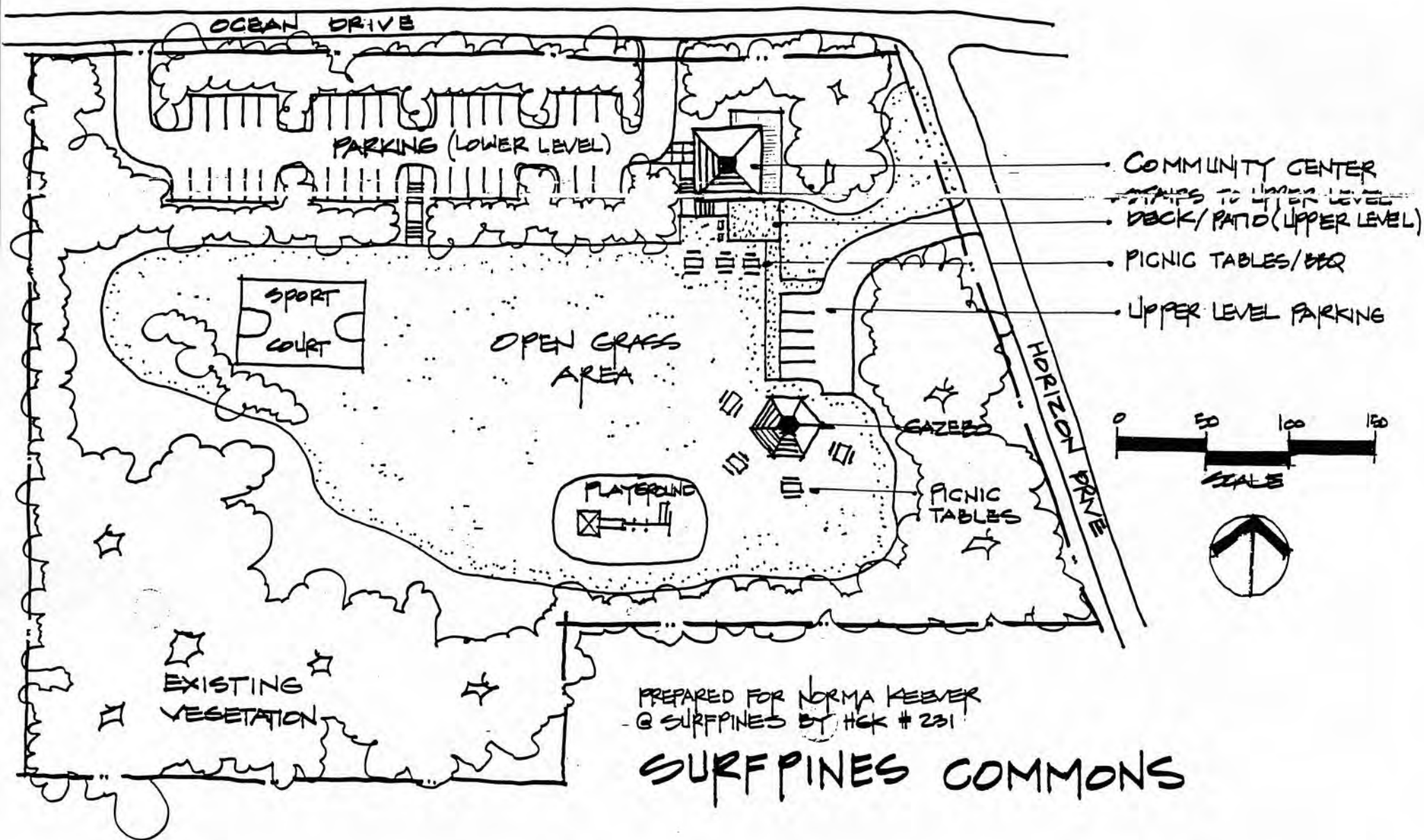
June 12, 1996

To Whom this may concern,

The idea of a common park  
for the residents of Surf Pines is  
just super! Our family would  
love to see this take place.

Sincerely,  
Maggie Fine







**Zane K. Campbell**  
2320 SE Mulberry Drive  
Milwaukie, OR 97267-4542  
(503) 654-2008

---

May 30, 1996

Board of Directors  
**Surf Pines Association**  
2003 Manion Drive  
Warrenton, OR 97146

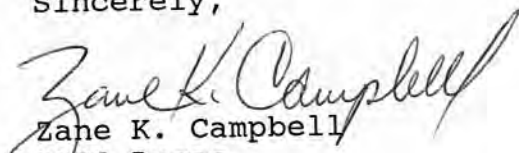
Memorial weekend we enjoyed our home at Surf Pines, the wildlife--deer, pheasants, wood ducks and merganser with their young ducklings, etc. As usual, a delightful place to relax, view wildlife, stroll on the beach, take walks, and generally relax.

Visiting with neighbors I became aware of and saw proposed plans for a park and community center between Lucas and Ocean. I have been aware of the property being dedicated to a park. With the overwhelming concern of Surf Pines residents with fire protection, both available water and clearing of undergrowth, and for security, my expectation was that any park would be one that enhances wildlife, offers all residents, including the children, an opportunity to enjoy the natural surroundings. Therefore, I was concerned when I saw the conceptual drawings.

I respectfully object to such a plan and know that any site work will not be authorized until the residents have an opportunity to express their opinions as to the utilization of all Surf Pines property, beach access trails, access to the lake, land donated for tennis courts at or near the south pumphouse, etc. A comprehensive plan in keeping with the desires of Surf Pine residents needs to be developed, shared with residents, and voted on. That plan should include future expenditures for the thinning, landscaping of the entrance to Surf Pines, the repair and/or replacement of housing for Ken, etc.

I know plans for all Surf Pine Association property will be an agenda item at the annual meeting as well as any expenditures will have to be included in the budget that will be approved by the members.

Sincerely,

  
Zane K. Campbell  
2308 Lucas



JUNE 24, 1996

### PARK COMMITTEE UPDATE

The Board of Directors have had second thoughts regarding the Surf Pines Commons concept plan. They have decided to have another plan submitted along with the first one at the annual meeting for a decision by the membership at that time. Kerstin Koblik has submitted such a plan to them at the last Board meeting.

Ken Weber, Robert Stineman & I worked on measuring and staking out our park territory to set it apart from the Waterhouse property and to see where the small parking area would be. There was a report back to Marge that someone could hear every word that we said to each other. Consequently someone thinks it will be far too noisy!! We **were** shouting as we were several hundred feet apart.

Marge spoke with the County regarding low intensity / low impact park versus high intensity / high impact park and with a low / I. park there is no parking required. Since she did not know the fine line that differentiates between the two I called the County and was informed that a playing field ie; the grassy area where there can be playful activity is the deciding factor.

Marge feels that **44 surveys** returned **does not** constitute a fair sampling of the membership. However; I am reminded of last years meeting where *53 people attended* which represented only **40 votes** . In view of the fact that **ALL** members were sent surveys , it does speak for itself.

It has been brought to my attention that if the park is to be a family park for all to enjoy then each of you need to look to your neighbors for some of their opinions and see just what it is we are working toward. In regards to the way that you personally may feel about the park, you most assuredly should speak to your Board members!! Remember when talking to friends & neighbors that when talking about the Commons plan we are talking about **Phases I -II-III-IV. AND volunteer labor as well as donated funding**, added to our small annual park fund.

Kerstin's plan calls for a **Picnic Table and a Slide/Swing set** to be placed down at the **corner of Horizon /Ocean** and a **winding trail through the woods to the duck pond** , removal of dead trees and some Scotch Broom and the **planting of clover and other ground covers**. It is a fine plan if it is what the membership wants. It simply **is not what the surveys told us was desired**, nor does it clean up that piece of property so that it is tidier in appearance. Perhaps that is what **only I** thought was wanted.

Reduced sizes of the plans will be mailed out with ballots etc.along with the annual meeting materials. So for now, we must wait until after the annual meeting and the people vote on a concept that they want.

We all need to be reminded from time to time that Surf Pines **is not a Retirement Community** but a diverse neighborhood with **Full Time, Young People with Children** that is becoming more and more the norm. These families are the life blood of Surf Pines and for those of us who have chosen to retire here it means a healthy , stable, viable community with a real future.

Ken , thanks so very much for your help that Saturday. I will keep all of you posted if there is anything to report to you.



June 18, 1996

Dear Marge,  
Enclosed please find  
an alternative plan for the Snyppine  
Park Area at the SE corner of  
Ocean and Horizon Drives.

Both Steve and I  
feel that Snyppines offer a unique  
retreat along the coast, where both  
humans and local wildlife; deer,  
elk, ducks etc, can find refuge  
and enjoy a piece of natural  
environment in which both can  
thrive. Even as Snyppines develops  
to its maximum in the future, we  
will still have enough natural landscape  
intact, given the relative large areas  
of wetlands within ~~the~~ boundary, so  
that local wildlife will still be  
able to find a home and a safe  
roaming range within our area.

We feel, however, that  
the park will continue to play a  
most important role in our future  
enjoyment of our "wild" environment.  
Hence, we would like to see a very



low activity park development, such as a nature park or nature reservoir, in keeping with our unique environment.

Proposed actions and development:

- 1/ Clearing of topped dead trees along Ocean Drive.
- 2/ Clearing of shrubs on grassy area, with possible replacement planting of white clover or other natural, fire-retardant ground cover.
- 3/ Location of a winding nature trail from Ocean Drive ~~to~~<sup>to</sup> lookout above existing duck pond.
- 4/ Minimal removal of trees/shrubs around pond area, for selective viewing purposes only.
- 5/ Mosquito Abatement Program such as implanting of fish in pond and bat cages (horns) or other environmentally sensitive means.
- 6/ Possible placement of a picnic table and a swing and slide at the corner of Ocean area.



3.

Horizon Drives for easy access by  
all as well as access by  
emergency vehicle ~~from~~ Ocean Drive  
in case of an emergency.

7/ Implementation of Programs of  
Nature Talks by a Ranger or  
Naturalist for the further enjoyment  
of our Community's understanding  
and appreciation of our unique  
environment.

Sincerely  
Kerrin Kothke



**JUNE 8, 1996 --SATURDAY**

**Ken Weber and Norma** met at the Park site to identify the property boundaries. We also met with **Robert Stineman** regarding bulldozing estimates etc.... We were joined by **Kerstin Koblik** for a part of that time. In the process of setting out the stakes and marking the territory Ken remarked that *he did not think that Lewis and Clark had it this tough !!!*. The mosquitos were on guard that day , guarding their rights to a bite here and there. **Diane Wigant** came prepared to help and her little boy **Richie** insisted that the grass needed mowing !!

Most people do not realize just how much ground there is for a park.. That portion of the park from the **Riggans / O'Connell** property line Northward, by about 200 ft, is quite low and rolling and very lush . A truly magnificent *spot for nature trails , benches, Rhododendrons & Ferns*, while the most northerly portion is *flat , bare and sandy* by comparison , *ideally suited for a playground* and meadow with wild flowers and *grass and picnic tables* . A place to romp and throw a frisbee & a place to stroll and sit and relax (*if mosquitos are abated*) .This way we can have the best of both worlds .

When **Eldon Wright and Bill Eagle** were here on the 4th they both suggested that we build *Bat Houses and Swallow Houses to aid in the abatement* of mosquitos. **Eldon Wright** sent **Robert Stineman** to talk to me about working on the park . He is Robert's boss. Since Robert was raised in here, he knew alot about the park area and said that in previous years they simply could not get anyone to be responsible enough to get the park started years ago.

Having marked out the Waterhouse property from ours and finding our Road R.ofW. and marking it we then proceeded to mark the area of the upper parking entrance. There is so little to be done to achieve the driveway that it is truly remarkable. The area and the grade give perfect sighting, East & West , for both ingress and egress.

**Ken Weber** thought that **George Von Weller** would be interested in the park and so I spoke to him and he has agreed to join our group.

A list of those people who have agreed to be on the Park Committee are as follows:  
**Bob Knutsen, Tim Regan, Cathy Orr, Justin & John Braestrup, Louann Riggan, Gene Bourquein, Mike & Mary Davies, Mary J. Wiese, Paivi TerHar, Ken Weber, Tom Wilcox, Geo. Von Weller & Kerstin Koblik** . I am hoping that others will soon join us , as they hear about the Park plans.



Marge B.  
Copy

	A	B	C	D	E	F	G	H	I	J
1	TITLE :		PARK SURVEY DATA TABULATIONS							
2	MEMBER	Park	Play	Picnic	Net/Sar	B-b-q	Comm	Rest	Pools	Other
3			Grnd.	Tables	Courts		Center	Rooms	L/W/S	Suggestion
4	No Name	yes	yes	yes	yes	yes		yes		
5	Roberts	yes	yes	yes	yes	yes	yes	yes	yes	
6	Hammersmith	yes	yes	yes	yes	yes		yes		Hrse/shoes
7	Weber	yes	yes	yes	yes	yes	no	yes	no	
8	Maplethorpe	yes	yes	yes	yes	yes		yes		Bsk/B.Hoops
9	Keever	yes	yes	yes	yes	yes	yes	yes	yes	
10	No Name	yes	yes	yes	yes	yes		yes		
11	Partridge	yes	yes	yes	yes	yes	yes	yes	yes	Bsk/B. Crt
12	No Name	yes	yes	yes	yes	yes		yes	yes	
13	Orr	yes	yes	yes	yes	yes	yes	yes	yes	p/p,lib/jac
14	Heick	yes	yes	yes	yes	yes	yes	yes	yes	
15	Thompson	yes	yes	yes	yes	yes	yes	yes	yes	
16	Davies	yes	yes	yes	yes	yes	yes	yes		
17	Bloomfield	yes	yes	yes	yes		yes			
18	No Name	yes	yes		yes					
19	Anderson	yes	no	yes						
20	No Name	yes	no							no imp.
21	Torkelson	yes	yes		yes			yes	yes	
22	No Name	yes	yes		yes			yes		
23	No Name	yes			yes			yes		
24	Mullan	yes	yes	yes	yes	yes		yes		
25	Grotz	yes		yes	yes			yes	yes	
26	Bourquein	yes	yes	yes	yes			yes		Bsk.B/Prkng
27	No Name	yes	yes	yes	yes			yes		Hrs.Sh/Croq
28	Magnusen	yes		yes		yes		yes		use lake area
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CLATSOP COUNTY DEPARTMENT OF  
PLANNING & DEVELOPMENT

No. 96-822  
FEE: \$50.00

800 Exchange Street, Suite 100 • Astoria, Oregon 97103 • (503)325-8611 • FAX (503)325-8606

PROPOSED USE: low intensity recreation BASE ZONE: CBR  
(neighborhood/wildlife OVERLAY DISTRICT BDO  
park)

PROJECT LOCATION: T: 7 R: 10 S: 21BD TL: 2300 ACRES: 3.09

ADJACENT PROPERTY T: \_\_\_\_\_ R: \_\_\_\_\_ S: \_\_\_\_\_ TL: \_\_\_\_\_ ACRES: \_\_\_\_\_

IN SAME OWNERSHIP:: T: \_\_\_\_\_ R: \_\_\_\_\_ S: \_\_\_\_\_ TL: \_\_\_\_\_ ACRES: \_\_\_\_\_

APPLICANT 1: (mandatory)

Name: Surf Pines Assoc.

Address: 2003 Manion DR.

City/State/Zip: Warrenton, OR 97146

Phone: \_\_\_\_\_

PROPERTY OWNER: (if different than applicant)

Name: Surf Pines ~~water~~ Assoc.

Address: same as applicant

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

ATTORNEY/SURVEYOR/CONSULTANT/AGENT:

Name: Marge Bloomfield

Address: 2364 Manion DR.

City/State/Zip: Warrenton, OR 97146

Phone: \_\_\_\_\_

INSTRUCTIONS

1. Complete form and attached site plan
2. For commercial and industrial uses, include parking and loading plan, sign plan, and drainage plan.
3. For residential and other uses, include a drainage plan.
4. Review applicant's statement and sign this form.

I have read and understand the statements on the back of this form and agree to abide by them.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

X Agent Signature: Marge Bloomfield

Date: 9/16/96

Clatsop County Department  
of Planning & Development  
Authorization: \_\_\_\_\_

Yui Allen

Receipt No. \_\_\_\_\_

Date: 9-16-96



Zoning District Requirements

<u>Required Setbacks</u>	<u>Actual Setbacks</u>
(N, S, E, W) Front: _____	_____
(N, S, E, W) Side: _____	_____
(N, S, E, W) Side: _____	_____
(N, S, E, W) Rear: _____	_____
Clear Vision <input type="checkbox"/>	20 feet
Riparian Vegetation <input type="checkbox"/>	50 feet
Non-aquatic <input type="checkbox"/>	30 feet
Vegetation (non L&W) <input type="checkbox"/>	35 feet
Resource Zone: <input type="checkbox"/>	50 feet

Structure Height

- ☐ 35 foot maximum  
☐ oceanfront 18 ft. max. in RSA-SFR, CBR, CR  
☐ 26 foot maximum  
☐ other: \_\_\_\_\_  
☐ no requirement

Sewage Disposal

- ☐ subsurface system  
☐ public sewer  
☐ private sewer  
☐ none required

Water Requirements

(must include approval from authorizing agent)

- ☐ none required  
☐ well  
☐ spring  
☐ river, stream, pond, or hand-dug well  
☐ public water source: \_\_\_\_\_  
☐ potability test from certified water lab (attach certification)  
☐ Quantity: \_\_\_\_\_

Access to Property

Yes ☐ No ☐  
 Is a County or State permit required? Yes ☐ No ☐

CLATSOP COUNTY COMPLIANCE

The Clatsop County Department of Planning & Development finds the proposed use(s)/action(s) in compliance with the *Clatsop County Land & Water Development and Use Ordinance* and with the *Clatsop County Comprehensive Plan*. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the Zoning/Comprehensive Plan Map.

- ☒ approved  
☒ approved w/ conditions (below or attached)  
☐ denied

Applicant's initials MA/B

Applicant or property owner must comply with the conditions noted below or attached. This permit is not valid unless the conditions are met.

CONDITIONS OF APPROVAL

(those checked, written, and/or attached)

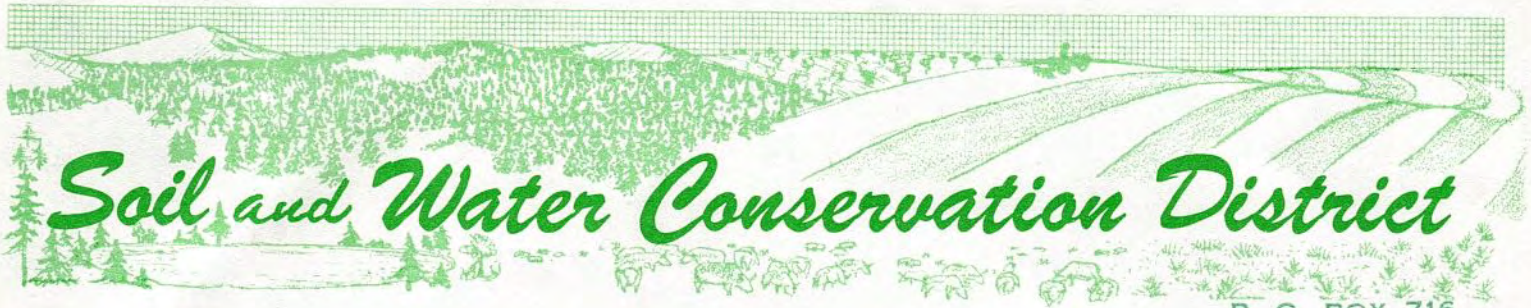
- Attachment: ☐ Yes ☐ No  
☐ Access to property (attach County or ODOT permit)  
☐ Address: \_\_\_\_\_  
☐ Airport height/use standards  
☐ Average grade (attach calculations)  
☒ Beaches & Dunes (dune stabilization & revegetation)  
☐ Coastal Shorelands  
☐ Conditional Use Permit (R&O No. \_\_\_\_\_)  
☐ DSL wetland fill/removal permit (378-3805)  
☐ Design Review (R&O No. \_\_\_\_\_)  
☐ Stormwater Drainage plan  
☐ Engineer report  
☐ Firebreak (clear & maintain a firebreak of at least \_\_\_\_\_ feet radius around proposed structure)  
☐ Floodplain (permit No. \_\_\_\_\_)  
☐ Geologic hazards (R&O No. \_\_\_\_\_)  
☐ Parking Plan  
☐ Plot plan  
☐ Post-construction survey  
☐ Resource zone certification (recorded with County Clerk; copy in Department file)  
☐ Resource zone setback  
☐ Review Use (R&O No. \_\_\_\_\_)  
☐ Riparian vegetation setback  
☐ Road improvement  
☐ Sign permit (submit plans and receive approval prior to placement)  
☐ Temporary Use Permit (R&O No. \_\_\_\_\_)  
☐ US Army Corps of Engineers permit (325-1135)  
☐ Variance (R&O No. \_\_\_\_\_)  
☐ Other conditions of approval: \_\_\_\_\_

x Marge Bloomfield 9/16/96  
 Applicant's Signature Date

Yvonne Allen 9/16/96  
 Clatsop County Authorization Date



CLATSOP



P. O. BOX 716

ASTORIA, OREGON 97103

September 13, 1996

TO: The Homeowners Association of Surf Pines:

To the effect that Clatsop Soil and Water Conservation District have looked over the site for the planned park development; homeowners agree to re-vegetate any disturbance with grass, straw, mulch before the fall rains, to stop any erosion.

Sincerely,

Eldon Wright  
Clatsop Soil and Water Conservation District  
Director, Zone 2





P. O. BOX 716  
ASTORIA, OREGON 97103

To: Clatsop County Zoning Administrator

Subject: Building requirements for Surf Pines SA zone

Any combination of disturbed areas larger than 3,000 sq. ft. to be cleared of vegetation should have a detailed stabilization plan approved by the Clatsop Soil and Water Conservation district prior to start of work. The Conservation District should be informed at the start of work and also upon major completion of stabilization.

A minimum amount of vegetation should be disturbed during site preparation.

Adequate methods should be taken to prevent sand movement on all fills, excavations, or other disturbed areas. Suggested methods of stabilization:

A. Areas that contain beachgrass

Apply 200 lbs. per acre of commercial fertilizer (21-0-0) to the disturbed area to encourage quick recovery of the remaining vegetation.

B. Areas that do not contain beachgrass

Critically exposed areas with expected sand movement should have 1½-2 tons per acre (70-90 lbs. per 1000 sq. ft.) straw, grass, or waste hay incorporated into the surface of the sand and then planted to European beachgrass between Dec. and March 15th. Beachgrass should be fertilized in April with 200 lbs. per acre of commercial fertilizer (21-0-0).

On less critical areas incorporate 1½ to 2 tons per acre of straw or grass mulch into the surface of the sand immediately following grading. Seed the area to Astoria bentgrass 2#/ac., Creeping Red fescue at 10#/ac., and perennial ryegrass 8#/ac. at the earliest planting season (March to May or mid August to mid September).

All areas that are bare of vegetation between October 1 and March 31 shall immediately be temporarily covered with 1½ to 2 tons per acre of straw or grass mulch punched into the sand or covered with a matting to prevent sand movement.

All beach access trails are to be perpendicular to the beach. Trails wider than 4 ft. or any trails that starts to blow must be hard surfaced with planks, asphalt, concrete, gravel bound with clay, or other material of like character.



CLATSOP COUNTY DEPARTMENT OF  
PLANNING & DEVELOPMENT

No. 02-559  
FEE: \$50.00

800 Exchange Street, Suite 100 • Astoria, Oregon 97103 • (503)325-8611 • FAX (503)325-8606

PROPOSED USE: Neighborhood Park BASE ZONE: CTBR  
OVERLAY DISTRICT: Bdo

PROJECT LOCATION: T: 7 R: 10 S: 2/BD TL: 2300 ACRES: 3.09

ADJACENT PROPERTY T: NA R:      S:      TL:      ACRES:     

IN SAME OWNERSHIP:: T:      R:      S:      TL:      ACRES:     

APPLICANT 1: (mandatory)

Name: Surf Pines Association  
Address: 33317 Surf Pines Lane  
City/State/Zip: Warrenton OR 97146  
Phone:     

PROPERTY OWNER: (if different than applicant)

Name: Same  
Address:       
City/State/Zip:       
Phone:     

ATTORNEY/SURVEYOR/CONSULTANT/AGENT:

Name: Bill Barrons  
Address: 1343 Madison  
City/State/Zip: Astoria OR 97103  
Phone: 503, 338, 8175

INSTRUCTIONS

1. Complete form and attached site plan
2. For commercial and industrial uses, include parking and loading plan, sign plan, and drainage plan.
3. For residential and other uses, include a drainage plan.
4. Review applicant's statement and sign this form.

I have read and understand the statements on the back of this form and agree to abide by them.

Applicant Signature: Ralph T. Dell Date: 6-10-02

Owner Signature:      Date:     

Agent Signature: William Barrons Date: 6-7-02

Clatsop County Department  
of Planning & Development  
Authorization:

Patricia Pettitell

Receipt No.     

Date: 6-11-02



## APPLICANT'S STATEMENT

1. Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the necessary building permits, sanitation permits, US Army Corps of Engineers permits, Oregon Division of State Lands permits, Oregon Department of Transportation permits, Oregon Department of Parks and Recreation permits, or Clatsop County road approach permits. I shall obtain any and all necessary permits and complete the conditions of approval as required herein within 180 days of the issuance of this permit before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements or misrepresentation or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.
2. It is expressly made a condition of this permit that I at all times fully abide by all state, Federal and local laws, rules and regulations governing my activities conducted or planned pursuant to this permit.
3. As a condition for issuing this Development Permit/Action the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property, or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever which might result from the signer's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.
4. WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATION. I have been advised that this Land and Water Development Permit/Action authorized by the Clatsop County Planning Director may be appealed within ten calendar days of the date of permit issuance and authorization (note: if the tenth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.
5. I am aware that failure to abide by applicable Clatsop County Land and Water Development and Use Ordinance 80-14, as amended, and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.
6. I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action. You should check with the Clatsop County Department of Planning and Development.
7. This Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place.



Zoning District Requirements

Required Setbacks

Actual Setbacks

(N, S, E, W) Front: \_\_\_\_\_  
 (N, S, E, W) Side: \_\_\_\_\_  
 (N, S, E, W) Side: \_\_\_\_\_  
 (N, S, E, W) Rear: \_\_\_\_\_

Clear Vision ☐ 20 feet  
 Riparian Vegetation ☒ 50 feet  
 Non-aquatic ☐ 30 feet  
 Vegetation (non L&W) ☐ 35 feet  
 Resource Zone: ☐ 50 feet

Structure Height

☐ 35 foot maximum  
☐ oceanfront 18 ft. max. in RSA-SFR, CBR, CR  
☐ 26 feet maximum  
☐ other: \_\_\_\_\_  
☐ no requirement

Sewage Disposal

☐ subsurface system  
☐ public sewer  
☐ private sewer  
☐ none required

Water Requirements

(must include approval from authorizing agent)

☐ none required  
☐ well  
☐ spring  
☒ river, stream, pond, or hand-dug well  
☒ public water source: \_\_\_\_\_  
☐ potability test from certified water lab  
 (attach certification)  
☐ Quantity: \_\_\_\_\_

Access to Property

Yes ☐ No ☐  
 Is a County or State permit required? Yes ☐ No ☐

EXISTING

Applicant's Signature

6-11-02  
 Date

Clatsop County Authorization

6-11-02  
 Date

CLATSOP COUNTY COMPLIANCE

The Clatsop County Department of Planning & Development finds the proposed use(s)/action(s) in compliance with the *Clatsop County Land & Water Development and Use Ordinance* and with the *Clatsop County Comprehensive Plan*. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the Zoning/Comprehensive Plan Map.

☐ approved  
☒ approved w/ conditions  
 (below or attached)  
☐ denied

Applicant's initials

Applicant or property owner must comply with the conditions noted below or attached. This permit is not valid unless the conditions are met.

CONDITIONS OF APPROVAL

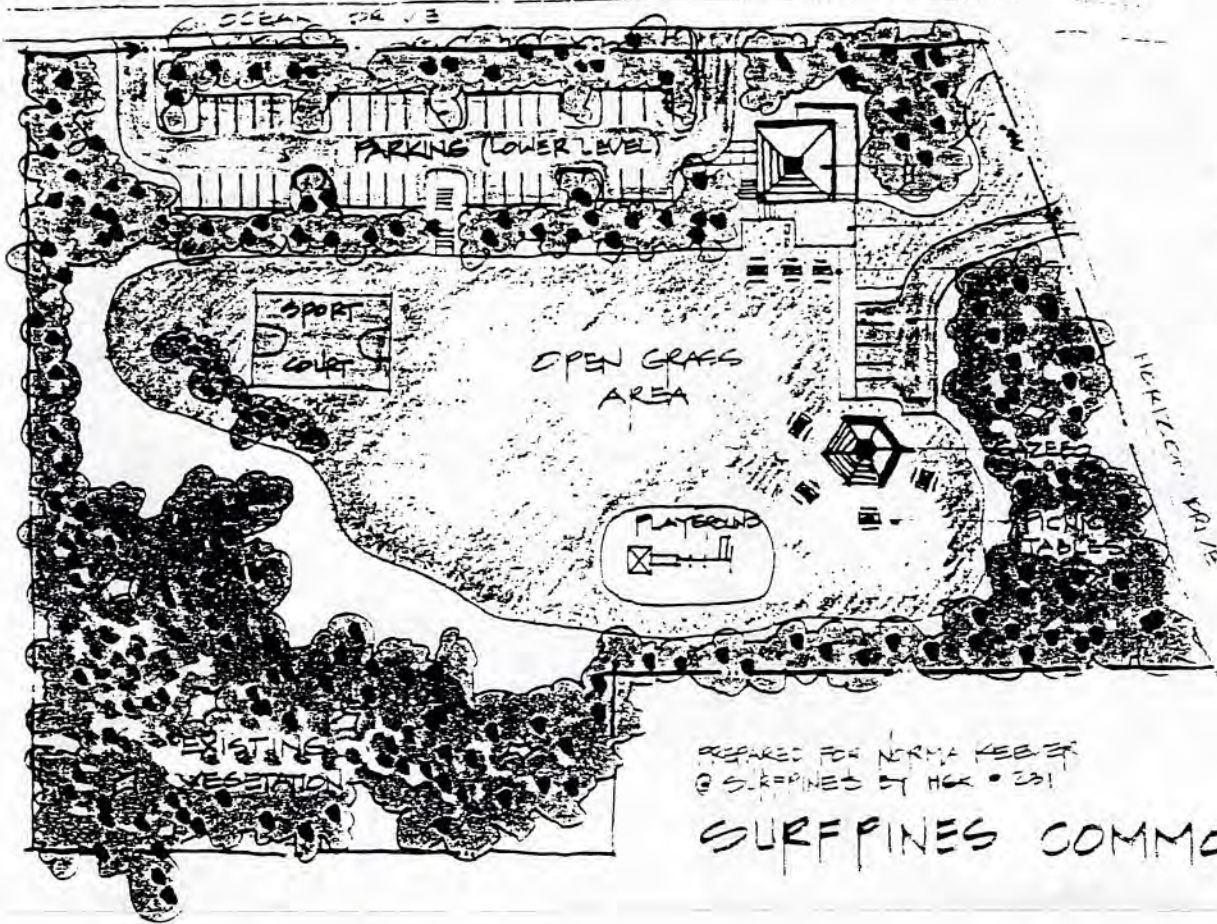
(those checked, written, and/or attached)

Attachment: ☐ Yes ☐ No  
☐ Access to property (attach County or ODOT permit)  
☐ Address: \_\_\_\_\_  
☐ Airport height/use standards  
☐ Average grade (attach calculations)  
☒ Beaches & Dunes (dune stabilization & revegetation)  
☐ Coastal Shorelands  
☐ Conditional Use Permit (R&O No. \_\_\_\_\_)  
☐ DSL wetland fill/removal permit (378-3805)  
☐ Design Review (R&O No. \_\_\_\_\_)  
☐ Stormwater Drainage plan  
☐ Engineer report  
☐ Firebreak (clear & maintain a firebreak of at least \_\_\_\_\_ feet radius around proposed structure)  
☐ Floodplain (permit No. \_\_\_\_\_)  
☐ Geologic hazards (R&O No. \_\_\_\_\_)  
☐ Parking Plan  
☐ Plot plan  
☐ Post-construction survey  
☐ Resource zone certification (recorded with County Clerk; copy in Department file)  
☐ Resource zone setback  
☐ Review Use (R&O No. \_\_\_\_\_)  
☐ Riparian vegetation setback  
☐ Road improvement  
☐ Sign permit (submit plans and receive approval prior to placement)  
☐ Temporary Use Permit (R&O No. \_\_\_\_\_)  
☐ US Army Corps of Engineers permit (325-1135)  
☐ Variance (R&O No. \_\_\_\_\_)  
☐ Other conditions of approval:

① PER ATTACHED PLOT PLAN  
 ② SECTION 53.244 (3) PUBLIC OR PRIVATE NEIGHBORHOOD PARK OR PLAYGROUND



# SURF PINES COMMONS CONCEPT PLAN



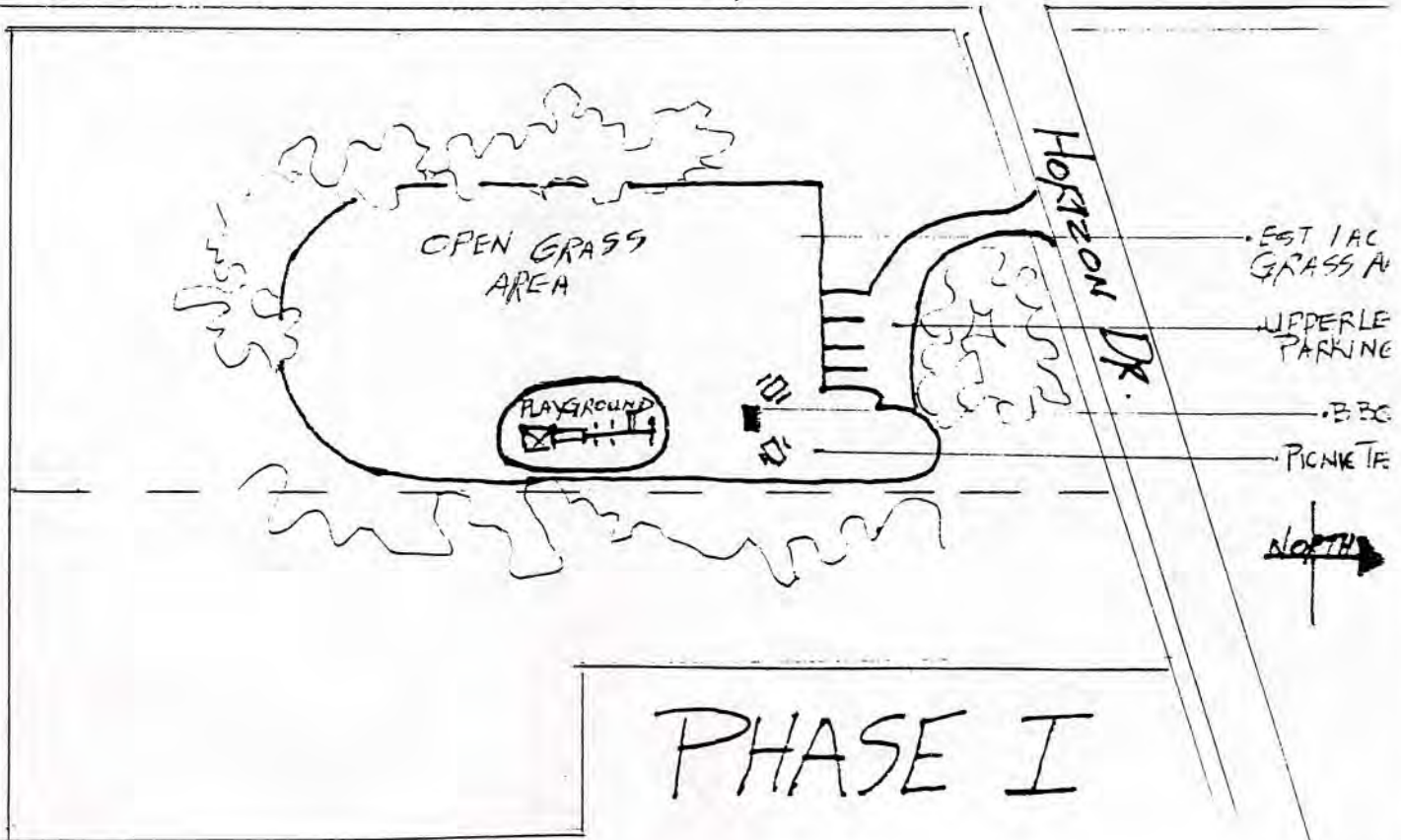
COMMUNITY CENTER  
STAIRS TO UPPER LEVEL  
DECK/PATIO (UPPER LEVEL)  
PICNIC TABLES / DECK  
UPPER LEVEL PARKING



PREPARED FOR NORMA KEEFER  
@ SURF PINES BY HCK # 231

SURF PINES COMMONS

OCEAN DR



EST 1 AC  
GRASS AREA  
UPPER LEVEL  
PARKING  
PICNIC  
TABLES

NORTH

PHASE I



### **Plan A (*devised by Hal Kever, Landscape Architect*)**

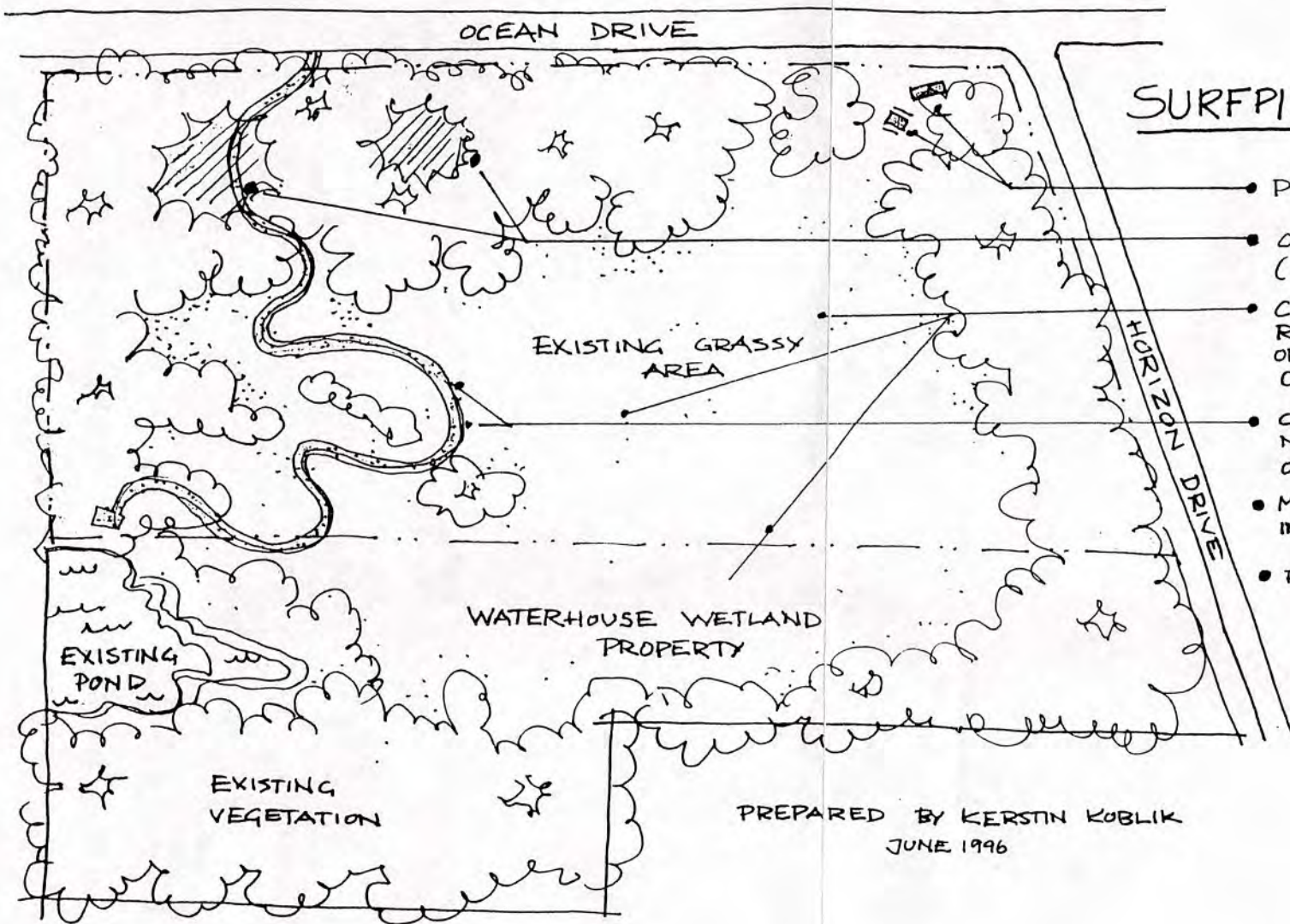
This plan incorporates features that have been suggested by various residents as "wish list" items. The intention is to develop in phases, provided the majority wishes to create a multi-use area. This vote concerns only phase I.

As shown on the drawing, plan A includes creating an access off Horizon Lane up to an area for games that will include an open, grassy plot of about one acre and a couple of tables and benches. Space is reserved for a small playground but no equipment is contemplated as yet. The county requires provision for parking a few cars if a playground is created. In this concept the dune would be leveled, the vegetation bulldozed, and grass planted. Until the grass becomes established, a temporary sprinkling system would be needed.

Norma Kever has provided cost estimates which cover rental of a bulldozer and backhoe, some labor, county permits, compost, grass seed, and other necessary items for the parking area, totaling \$4,545. Costs for all the labor are not included. The board has set aside over the past two years \$1600 for park development; the new budget includes a further \$1200, making a total fund of \$2800.

Several members have pledged contributions of cash or equipment that total \$2660. Norma says, "As this comes to you for your approval we are still in need of some donations. If there are others of you who can see the real benefits of donating funds to the park on a monthly, quarterly or an annual pledge to the park fund, we can plan ahead for the next season of activities..."

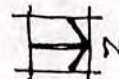




## SURFPINES NATURE PARK

- PICNIC TABLE / SWING · SLIDE ?
- CLEARING OF DEAD TREES (IN SHADED AREA)
- CLEARING OF SHRUBS · REPLACEMENT WITH CLOVER OR OTHER FIRE RESISTANT GROUND COVER
- CREATION OF WINDING NATURE TRAIL TO DUCK POND OVERLOOK
- MOSQUITO ABATEMENT PROGRAM · INPLANT OF FISH · BATS
- PROGRAMS OF NATURE TALKS

NO SCALE



PREPARED BY KERSTIN KUBLIK  
JUNE 1996

*depp*



### **Plan B (*devised by Kerstin Koblik, Planner*)**

This concept envisages enhancing the natural advantages of the site by clearing the dead trees along Ocean Drive, removing Scotch broom and blackberries in and around the grassy area, mowing the vegetation and replanting with a fire-retardant low ground cover. A trail through the trees would lead to a viewing area over the wetland. Picnic tables could be provided where desired and later perhaps some play equipment. No parking provision is necessary if a playground is not created. Some thinning of the willows in the wetland is included, to improve the view and to lessen the mosquito problem. Most of the cost involved is in labor but some equipment will have to be hired and a county permit is required. Cost is estimated at around \$2900. Pledged contributions have also been offered to help fund plan B.

Kerstin says her plan aims to protect "a unique retreat along the coast where both humans and local wildlife – deer, elk, duck, etc. – can find refuge and enjoy a piece of natural environment in which both can thrive."



PARK COMMITTEE MEETING

Nov. 13, 1996

Louann Riggan's Home

Present: Louann Riggan, Marge Bloomfield, Chuck Johnson, Norma Keever, and Tom Wilcox. Also present George Von Weller and Lyn Sproul.

The meeting was called to order by Louann at 3:50 PM. Tom Wilcox gave an update on Clem's proposal to have trees cleared and topped, to restore their ocean view. They are getting quotes on the work.

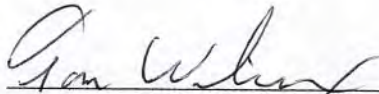
We will need water for the park. The water board agreed to provide water to the park at their cost.

There was a discussion of how we should proceed with the park. It was agreed to follow the plan that had been approved at the annual meeting. Plantings would be done on both the east and west ends to keep people from running off of the banks. All plantings would be kept trimmed so as not to obstruct views. George asked about mowing and was told that there was money in the budget for doing it. We agreed to stake out the area for planting next Thurs. at 9:30 and to transplant some trees. Lyn offered plants to the park. It was agreed to put low growing shrubs along Horizon. Oregon grape might be good.

Use of chips for the lake path was discussed. Norma will find out what they call the chips that are flat and make great paths and check on their availability.

Adjourned.

Submitted by:



Tom Wilcox



April 2nd - 1977

Seaside Public Library

Park Committee Meeting

Mike Brown - Seaside High Deputy Raindon  
Present

Piggan, Orr, Johnson, Brungesser,  
Walker, Weber, Bloomfield,  
Keefer, Thompson, Parker, Andrews

Purpose of meeting:

Mosquito Control - High  
School Science Dept presented  
their preliminary study of use  
of bats for insect control.  
Mike Brown and Lisa (student)  
discussed their present  
findings on bats - General  
information on bat boxes  
and how we might use  
bats to control mosquito  
problem. Mike Brown and  
Cathy Orr will use contacts  
at Camp Tiwanaloup - and  
Tad Clatsop for further info.  
Will meet with Chuea Johnston  
and Cathy Orr when more  
info. received.

Deputy (Raindon nurse)  
discussed park and her  
suggestions as to how we



~~It~~  
should proceed.

Agreed by all that  
park should be informal  
and natural

Result of discussion  
April 12th meeting to  
work out plan for  
mapping, future water  
paths and overall  
organization of park — this  
must be in place before  
work on planting can  
proceed.

Next meeting April  
12th 1:00 P.M. — Library



Surf Pines Homeowners Association

Parks & Beautification Committee

Meeting Minutes

The first meeting of the year of the Surf Pines Homeowners' Assoc. Parks and Beautification Committee was held at 2268 Manion on Saturday, March 26 @ 3:00 pm. Present were John Braestrup, Kirsten Koblik, Dennis Grotz and Tim Regan.

The purpose of the meeting was to discuss the possibility of utilizing the property at the corner of Horizon Lane and Ocean Ave. for a Surf Pines Park. We were to discuss the feasibility of a park, elements that a park should have and how to pay for it.

All members present were enthusiastic about the prospect of a park noting that it would be a nice addition for Surf Pines children as well as for the grandchildren of many Surf Pines residents. It was also discussed that an improvement to a community of this type would be a very positive thing for all of our property values.

The members of the committee present had productive, but varied, ideas of what elements the park should contain. Elements such as picnic tables, garbage cans, children's playground equipment, a firepit/barbeque area, tennis courts, Clubhouse & swimming pool were all presented for consideration. The committee well realizes the fiscal realities of such suggestions. General agreement was that we should get input from as much of Surf Pines as possible on what our residents would like to see and what they would support.

We decided to put together a survey that will be distributed to all Surf Pines Residents asking for input on this issue. Understanding that Surf Pines as a community needs to support something like this to make it a reality, we are hoping to get some guidance from the survey results. It was decided that Tim Regan would put together the survey and it would include the following components:

- ° Do Surf Pines residents want to see a park in the community?
- ° What elements should be included in a park?
- ° How should a proposed park be funded?
- ° Do you have skills/resources that you would donate to a park?

- \* Tim will find out if we can send the survey out with other Surf Pines mail or if there are funds for a special mailing to get this survey to the members.
- \* John will look into some costs for the capital items on the wish list.
- \* Kirsten and Dennis will review survey before it goes out.



May 25, 1996

Meeting at Keever's residence: 1st Park Committee mtg.

Those in attendance were Ken Weber, Gene Bourquin, Justin & John Braestrup, Louann Riggan, John & Catherine Orr, Kerstin Koblik and the Orr's two young daughters, Natalie (7) and Heidi (12) and Norma Keever.

As suggestions, questions and concerns arise we have asked that they be submitted to the committee, in writing. This way none are overlooked. Since **Tom & Nancy Wilcox** were away for the holiday and could not attend, they sent a letter with suggestions and questions regarding the park. Which I believe were appropriately addressed, also covered were other ideas by those in attendance.

We discussed briefly, the possible inclusion of additional land that could be donated by the Waterhouse Trust. We hope to hear something in that regard as soon as possible. I plan to mail them a copy of the Proposed Park for their viewing, to show them how their gift might be utilized and hoping of course to influence them in a positive way. Since they have brought to the Board their concepts of development, for adjacent properties, we can show them that the Commons will be a **true asset to their development plans.**

It was a very productive meeting in that the support and unification of the group was fully recognized. Each one decided more or less where their area of help was going to be:

**Ken & Gene** have said that they want to help stake out the area where the bulldozer will be needed for smoothing and levelling & clearing of the Broom and if I know them they will be ready to help with just about anything. Thanks, fellas!

**Catherine & Kerstin** are going to search out the Picnic Tables and playground Equipment. Thanks to both of you, Ladies!

**John & Justin Braestrup** are not here full time so in lieu of fund raising they have offered a donation of \$1000.00 to the park. **Thank you so very much, John & Justin!**

**Louann** said that she wants to help with the landscaping and gardening. I can see that we will be working side by side! Thanks you, Louann!

The Orr's eldest daughter **Heidi** made a suggestion as to the Gearhart School's playground equipment that is to be replaced soon and perhaps we should look at that as a possibility. Heidi agreed to be my contact person with other children in Surf Pines. The **Braestrup's** thought that the idea of a **Community Center** was an excellent one for those rainy days when children are trapped indoors with too much energy left over from indoor puzzles, games and books. The mention of a future Community Center sparked ideas of **Birthday Parties, Bridge games, Meetings both monthly and annual, Anniversaries & Receptions of all kinds** and our **S.P. Socials**. The idea of a **ping-pong table and/or a pool-table** was brought up, for both old and young. The park idea is **generating tremendous enthusiasm** and is stimulating a lot of thought by **a lot of people.**

Some thought it best to utilize a portion of the lower (Ocean) parking area 1st, rather than use Horizon. This has some drawbacks however as you can see;

4

Thus. 10:57 AM 49 near  
Play ground beyond 85% of 365

Too high / no productive surface manipulation



NEGOTIATE -- Any activity preliminary to the execution of a binding agreement for the sale of land in a subdivision or partition, including but not limited to advertising, solicitation and promotion of the sale of such land.\*

NEIGHBORHOOD PARK OR PLAYGROUND -- An area for intense recreational activities, such as but not limited to field games, court games, crafts, playground apparatus area, skating, walking, viewing, picnicking, wading pools, swimming pools.\*

NEW CONSTRUCTION -- Structures for which the start of construction commenced on or after the effective date of this ordinance.\*

NEW DREDGING -- Dredging in an area that has not been dredged before; or deepening an existing dredged channel, basin, or other facility beyond its previously authorized or approved depth; or dredging a channel, basin, or other facility that has not been in use or operation in the past five years.\*

NEW MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION -- A parcel (or contiguous parcels) of land divided into two or more lots for the rent of sale for which the construction of the facilities for servicing the lot on which the manufactured home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed on or after the effective date of this ordinance.\*

NON-CONFORMING USE -- A use lawfully existing at the time this ordinance became applicable to the development but that would otherwise be lawful.

NON-RESOURCE ZONES -- Any zone not defined as a resource zone.\*

NOXIOUS MATTER -- Materials which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the psychological, social, or economic well-being of human beings.

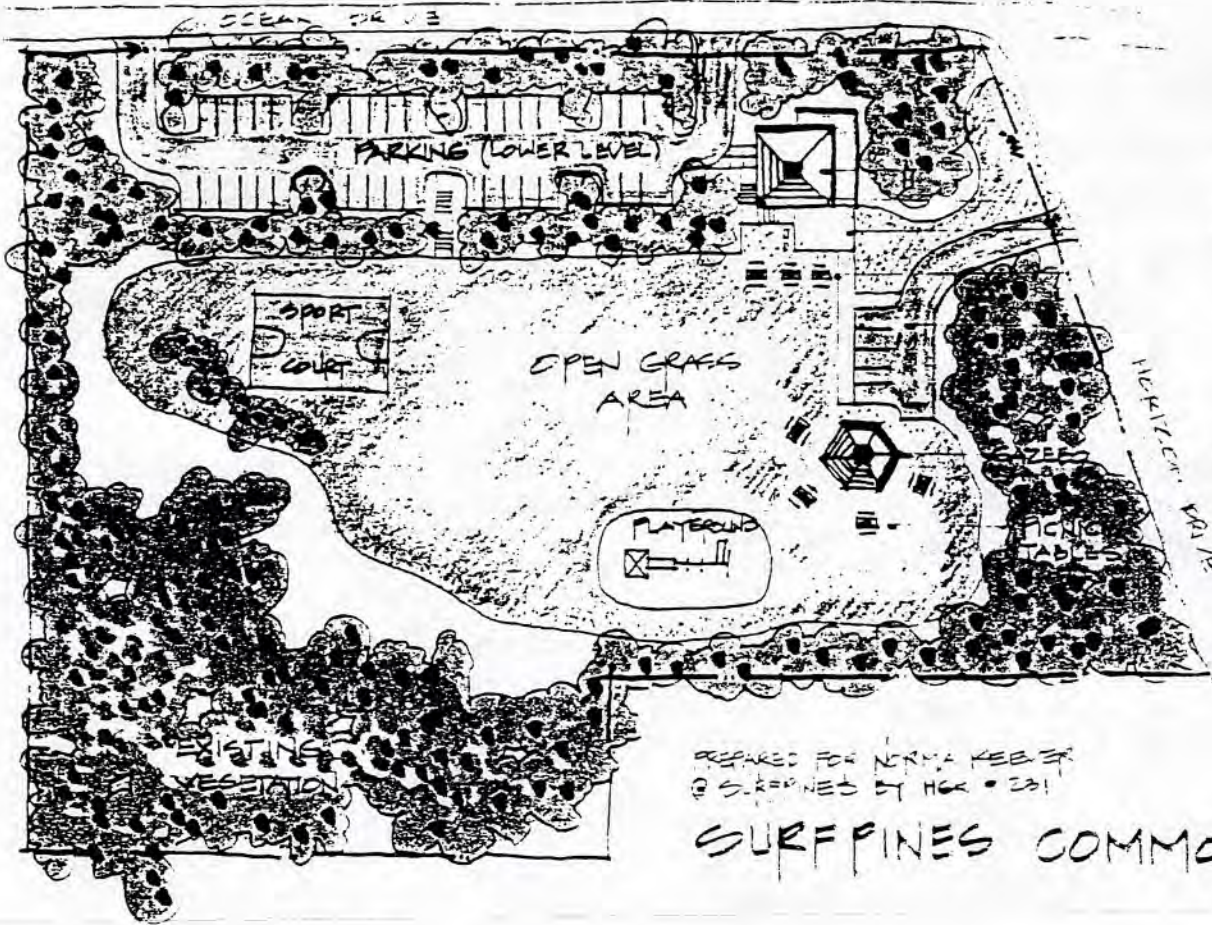
NURSERY, HORTICULTURAL -- A place where trees, shrubs, vines, etc. are propagated for transplanting or for use as stocks for grafting and where such flora can be sold.

OCEAN FLOODING -- The flooding of lowland areas by salt water owing to tidal action, storm surge, or tsunamis (seismic sea waves). Land forms subject to ocean flooding include beaches, marshes, coastal lowlands, and low lying interdune areas. Areas of ocean flooding are mapped by the Federal Emergency Management Agency (FEMA). Ocean flooding includes areas of velocity flooding and associated shallow marine flooding.\*

OFF-SITE -- With respect to mitigation, an area separated from the impact area by a significant distance and that offers little or no opportunity for reestablishing lost values and functions to organisms which originally benefited from the lost habitat.\*



# SURF PINES COMMONS CONCEPT PLAN



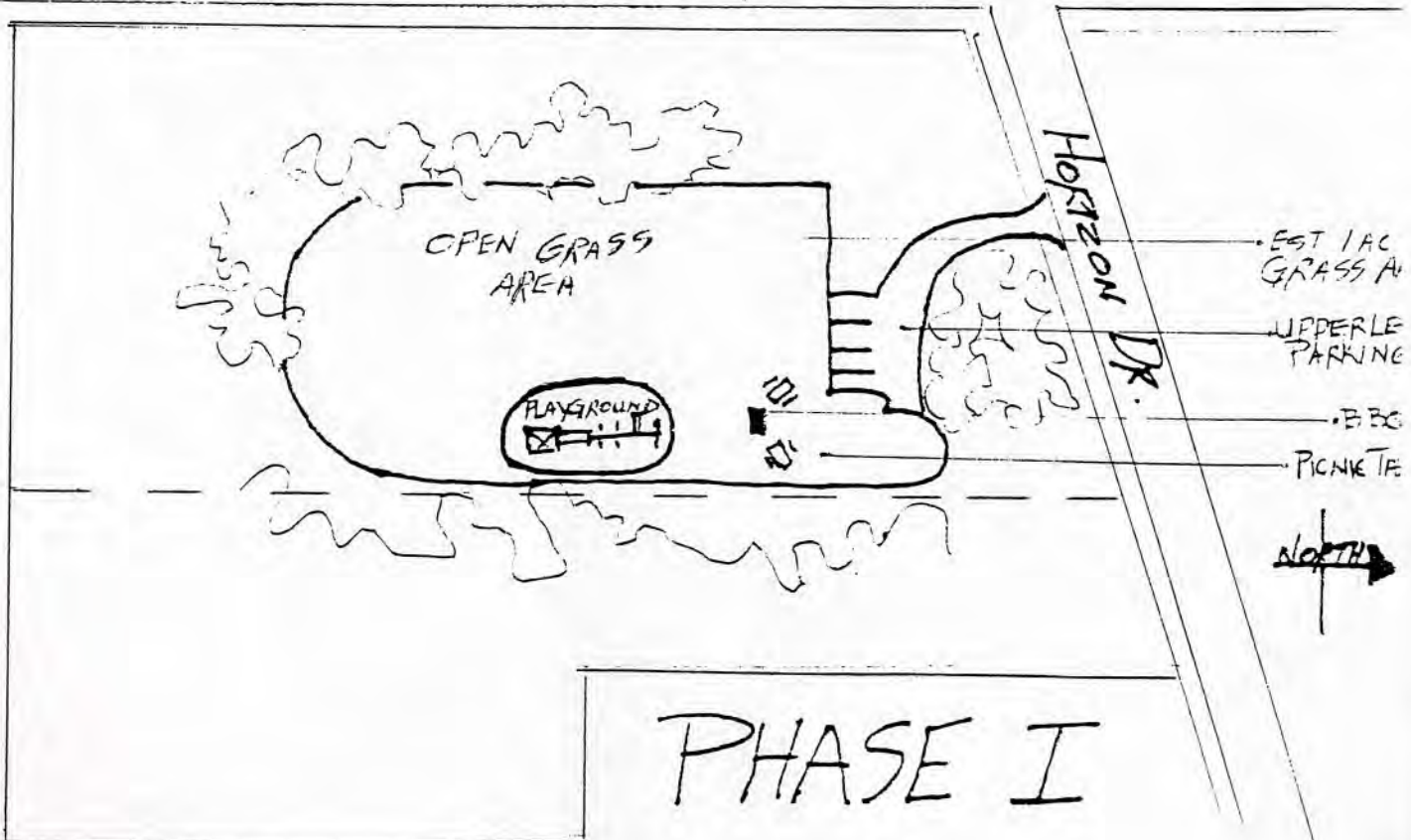
COMMUNITY CENTER  
 9' x 24' TO UPPER LEVEL  
 DECK/PATIO (UPPER LEVEL)  
 PICNIC TABLES/DECK  
 UPPER LEVEL PARKING



PREPARED FOR NORMA KEEFER  
 @ SURF PINES BY HGR # 231

## SURF PINES COMMONS

OCEAN DR



## PHASE I



### **Plan A (*devised by Hal Kever, Landscape Architect*)**

This plan incorporates features that have been suggested by various residents as "wish list" items. The intention is to develop in phases, provided the majority wishes to create a multi-use area. This vote concerns only phase I.

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REACH -- A hydraulic engineering term used to describe longitudinal segments along a stream or a river. A reach will generally include the segment of the flood hazard area where flood heights are primarily controlled by man-made or natural obstructions or constrictions. In an urban area an example of reach would be the segment of a stream or river between two consecutive bridge crossings.

RECLAMATION -- The employment in a surface mining or mining operation or procedures, reasonably designed to minimize as much as practicable the disruption from the surface mining operation and to provide for the rehabilitation of any such surface and resources adversely affected by such surface mining operations through the rehabilitation of plant cover, soil stability, water resources, and other measures appropriate to the subsequent beneficial use of such mined and reclaimed lands.

RECORD -- To submit instrumentation to, and have such instrumentation accepted by, the Office of the County Clerk for the purpose of placing an instrumentation, or copies thereof, in official plat evidence.

RECREATION -- Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction.\*

RECREATION, HIGH INTENSITY -- Uses specially built facilities, or occurs in such density or form that it requires or results in a modification of the area or resource. Campgrounds, golf courses, public beaches, and marinas are examples of facilities for high-intensity recreation.\*

RECREATION, LOW INTENSITY -- Recreation that does not require developed facilities and can be accommodated without change to the area or resource. For example, boating, hunting, hiking, wildlife photography, and beach or shore activities can be low intensity recreation. Facilities included as low-intensity recreation include picnic tables, trail signs, unpaved trails and portable restrooms.\*

RECREATIONAL VEHICLE -- A vehicular, portable structure without permanent foundation, which can be towed, hauled, or driven and primarily designed as temporary living accommodations for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.\*

RECREATIONAL VEHICLE PARK -- A plot of ground upon which two or more recreational vehicles are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational, education or vacation purposes.\*

RECYCLING CENTER -- A center for the receiving and storage of recyclable materials such as paper, glass and aluminum. The center would receive materials from the general public. This use may involve some outside storage.\*



Section 2.042. Remand. The director shall submit to the Planning Commission remands made to the Planning Commission by the Board of Commissioners pursuant to Section 6.530(1) and 5.735(2)(b)\*. If no additional information is required from the applicant, the remand will be scheduled for the next Planning Commission hearing and will be subject to time limitations as set out in Section 2.060\*.

If additional information is required from the applicant concerning the items on remand, the Department shall notify the applicant within ten (10) days of the Board of Commissioners written action. The applicant has from the date of notification to the 30th day after the Board's written action to submit all the requested information. The application is considered complete for the remand when all the requested information is submitted or, on the 31st day after the Board's written action, whichever comes first. The remand shall then be scheduled for the next Planning Commission hearing and shall be subject to the time limitations of Section 2.060\*.

Section 2.050. Referral and Review of the Development Permit Applications.

- (1) Transmit one copy of the application, or appropriate parts of the application, to appropriate referral agencies for review and comment and for determination of compliance with state and federal requirements. If the referral agency does not comment within ten (10) days, unless an extension of up to ten (10) days is requested by the agency and granted by the Director, the referral agency is presumed to have no comment. The Director shall grant an extension only if the application involves unusual circumstances or if due to circumstances related to a Type III procedure.
- (2) Transmit an application involving review or approval by others for disposition as provided by the applicable sections of this Ordinance. The Director shall, whenever feasible, consolidate action on approvals.
- (3) If a Type III procedure is required, provide for notice and hearing as set forth in Article 6.

Section 2.060. Development Permit Decision.

- (1) Within forty-five (45) days of the date of accepting a permit application not involving approval by others or within ten (10) days of receiving required approval by others, the Director shall grant to deny the application, the evidence, comments from referral agencies and review committees and approvals required by others. The Director shall notify the applicant and, if required, others entitled to notice of the disposition of the application. The notice shall indicate the date that the decision will take effect and describe the right of appeal pursuant to Section 6.500\*.
- (2) The Director shall issue a development permit if he finds that applicable approvals by



others have been granted and the proposed development otherwise conforms to the requirements of this Ordinance.

- (3) The Director shall deny the development permit if required approvals are not obtained or the application otherwise fails to comply with Ordinance requirements. The notice shall describe the reason for denial.
- (4) \*An application for a Development Permit may be processed using abbreviated findings when the proposed development is found to meet all of the following:
  - a) The proposed development is in compliance with the zoning regulations of this Ordinance:
    1. The use is allowed, and
    2. Meets lot width/depth ratio, and
    3. All setbacks are adequate, and
    4. An approved access is available, and\*
    5. Potable water supply is present pursuant to Section S2.400 (does not apply to land partitions), and\*
    6. Proof of sewage disposal acceptable to DEQ.\*
  - b) The proposed development is not in a floodway or floodplain as shown on the County floodway maps.
  - c) The proposed development is not in a hazards zone as shown on the County's hazard map.
  - d) No other agencies need to be notified of the development prior to the County issuing a development permit.

In the event of an appeal the Planning Director may expand upon the abbreviated findings used when making the original determination.

Abbreviated findings shall be restricted to Type I and Type II procedures where no or little discretion is needed to make a decision and shall serve as a development permit if all questions are answered positively.\*

- (5) Except for Type IV procedures, all County actions on development permits, including resolution of all appeals at the Planning Commission and Board of Commissioners must be complete within 120 days of receipt of a completed application (see Section 2.040 for determination of completed application). This 120 day period may be extended for a reasonable period of time at the request of the applicant.\*



Section 4.040. Active Dune Overlay District(/ADO).

Section 4.041. Purpose. The intent of this section is to regulate actions in active dune areas in order to protect the fragile nature of the dune. Should the regulations of this overlay district be in conflict with the underlying primary zone or the regulations of the Clatsop County Soil and Water Conservation District, the conflict(s) shall be resolved by the application of the more stringent regulation(s).

Section 4.042. Mapping. Active dunes, conditionally stable dunes, and dunes subject to ocean undercutting and wave overtopping are identified on maps accompanying Stability of Coastal Dunes, January, 1978, report by Leonard Palmer.

Dune areas mapped in the study were identified by LCDC criteria (see report). Active dunes were defined by evidence from photographs, photo maps, soils, and landforms, to be active or to show recurrent activity in the context of approximately 100 years. The mapping is not intended to specify site conditions or stability, nor to replace site specific studies. The dune mapping is intended to be a preliminary working designation of areas in which further studies may be required. The boundaries mapped should be changed when on-site conditions are shown to have changed, or when improved data is obtained.

Section 4.043. Development and Use Permitted. The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

1. Use of equipment needed to help stabilize and maintain the vegetation of the dune.
2. Scientific study of natural and cultural systems such as dunes, dune stabilization, aquifer monitoring wells, archeological remains.
3. Wildlife sanctuary.
4. Low intensity recreation.
5. Maintenance of existing structures and roads.
6. Subsurface sewage disposal systems except for areas designated as a Flood Hazard Overlay District (/FHO).\*
7. Private beach access.\*

Section 4.044. Development and Use Permitted with Review. The following developments and their accessory developments are permitted under a Type II procedure and Sections 5.040 to 5.050 subject to applicable criteria and development and use standards and site plan review.

1. Hiking, equestrian and nature trails.
2. Breaching of sand dune on a temporary basis in an emergency.
3. Temporary open-sided structures.

Section 4.045. Conditional Development and Use. The following developments and their



accessory developments may be permitted under a Type II procedure and Sections 5.010 to 5.025 subject to applicable criteria and development and use standards and site plan review.

1. Public beach access.

Section 4.046. Development and Use Criteria. The Beach and Dune Areas Requirements of Section S4.100 to S4.138 of Chapter 4 of the Development and Use Standards Document and the following requirements shall apply to all development.\* The following criteria are applicable to developments listed in Sections 4.044 and 4.045.

1. The following requirements may be made as conditions of approval to a development permit:
  - a. prescribing the extent of vegetation removal;
  - b. prescribing the time, amounts and types of materials and the methods to be used in restoration of dune vegetation;
  - c. prescribing setbacks greater than required in the underlying zone in order to comply with the intent of the Clatsop County Comprehensive Plan and this Ordinance, and
  - d. prescribing the location, design and number of proposed developments; and
2. Public need must be shown for the establishment of State public beach access points. If it is found that there is a public need, the State must satisfactorily prove why this location for the proposed beach access, when compared with other locations, best serves the public need.
3. Breaching of a sand dune on a temporary basis in an emergency must be consistent with sound principles of conservation. A restoration plan must be provided with the development permit application and must be consistent with sound principles of conservation.
4. Applications for installation of subsurface sewage disposal systems must be approved by the County Sanitarian and provide for adequate revegetation procedure.
5. All conditions shall be found by the Department of Planning and Development to provide for or protect the public health, safety or general welfare, protect the dune, and protect adjacent properties both present and in the future.
6. Conditions of approval shall be sufficient to protect the property from erosion by wind or water or both, the dune from the loss of stabilizing vegetation, and the permanent drawdown of the groundwater supply.
7. Site specific investigations by a qualified person such as a geologist, soils scientist,



or geomorphologist shall be required by the Planning Director prior to the issuance of development permit in areas that the Planning Director feels may be subject to wind erosion or other hazard potential.\*

Section 4.047. Warning and Disclaimer of Liability. The degree of protection from erosion or accretion required by this Ordinance is considered reasonable for regulatory purposes. Erosion is occurring from the south jetty of the Columbia River south approximately three miles. Erosion of the dunes may occur south of this area sometime in the future.

This Ordinance does not imply that land outside the /ADO district or developments permitted within such areas will be free from erosion or accretion. This Ordinance shall not create a liability on the part of Clatsop County or by an officer or employee thereof for any damages due to erosion or accretion that result from reliance on this Ordinance or any administrative decision lawfully made thereafter.

Section 4.048. Procedure. Application for the construction of all structures and construction of developments permitted subject to conditions in Section 4.046 are required and shall be made to the Planning Director or his designate on forms prescribed by Clatsop County. The applicant shall be required to provide at least the following information:

1. a map showing the location of the proposed development and surrounding developments including structures, vegetation, etc.
2. description of the extent to which a sand dune will be altered as a result of the proposed development; and
3. other such information as is needed to determine conformance with this Ordinance.

Section 4.049. Guarantee of Performance. The applicant for the development permit shall be required to post a performance bond to insure that safeguards recommended in the detailed site investigation report are in fact provided. The method of guarantee, inspection and certification and release of guarantee are specified in Section 10.110 of this Ordinance.

Section 4.050. Time Limits. Prior to approval of the permit the subdivider or developer and the Department of Planning and Development shall agree upon a deadline for the completion of the required improvements, such deadline not to exceed one year from the time of the permit. The County shall have the power to extend the deadline for improvements for one additional year when the subdivider or developer can present substantial reason for doing so.

The subdivider or developer shall restore the vegetation within the first planting season (October to April) using the amounts and types of materials and methods as prescribed by the Department of Planning and Development.

The timing of the permits should be made so that restoration may be started as early in the planting season as possible.



## EQUIPMENT

Park	
Bulldozer 2 days @ \$230	\$460.00
Delivery	\$50.00
Fuel	\$57.75
Tractor 2 days @ \$130	\$260.00
Subtotal Park	\$827.75

### Road

Tractor 2 days @ 130	\$260.00
Fuel	\$29.75
Total Road	\$289.75

Total All Rents	\$1,117.50
-----------------	------------

## LABOR

Park	
Tom 33 hrs. @ \$15	\$495.00
Bonney 25.5 hrs. @ \$15	\$382.50
Robert 15 hrs @ \$15	\$225.00
Subtotal	\$1,102.50

## OTHER

Park	
Straw 50 bails @ \$3	\$150.00
Pickup and fuel	\$50.00
Fertilizer 3 bags @	\$30.75
Seed 50 lbs. @	\$57.42
Dump fee	\$20.00
Subtotal	\$308.17

Total thru Sept. 20	\$2,528.17
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Seed Sep. 25	\$114.84
Fertilizer Sep. 25	\$22.80
Subtotal	\$137.64

Chuck Johnson paid to Iverson	\$2,528.17
Owed to Tom Wilcox	\$137.64

Park 10/1 42 hrs. @ \$15/hr.	\$630.00
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Total Park	\$3,006.06
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August 6, 1996

Surf Pines Association Board  
2003 Manion Drive  
Warrenton, Ore. 97146

Dear Directors,

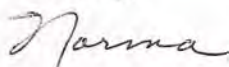
I have enjoyed every minute of working for a park in Surf Pines. It is only logical for me to step down as committee head however; since I do not have the necessary time or skills to lead a committee in the formation of a new plan and the kind of park that the people now seem to want. A wiser choice would perhaps be Kerstin, she should be in charge of her own plan and the rest of the committee can then follow her lead. I plan to still be a part of the committee and work on the park and look forward to that time when clean up and construction begins.

I have a directory made up of those people who expressed an interest, in being on the park committee, at one time or another. There are about 15 copies for distribution.

It was stated at the Annual meeting that the Standing Committees were going to be revamped in some manner. I am trying to time this so that it will give your board the opportunity to set up the park committee as per your new plans. Since I have called a meeting of the current committee, to be held in a few days, I should like to continue until after that meeting unless you have other plans already in place.

If in the future should you need my help or support for anything at all I shall welcome the opportunity to contribute to Surf Pines.

Sincerely,



Norma



Thomas D. Wilcox  
2320 Lucas Drive  
Warrenton, OR 97146  
(503) 738-3515

October 26, 1996

Chuck Johnson  
Pres. Surf Pines Assoc.  
38 Surf Pines Landing Dr.  
Warrenton, OR 97146

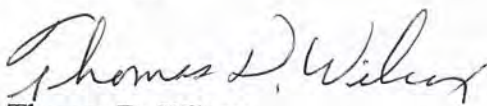
Dear Chuck:

I am concerned about overspending of the park budget. The park is controversial and there has been a lot of opposition to it. The membership was told that there was a \$2800 budget and that was what would be spent this year. To date we have spent just over \$3000. I do not think any more should be spent on the park without authorization from the board. I understand that Louann is planning to hire the planting and burning. This could and should be done with volunteers. Some of the work that was done might be called grounds maintenance, particularly that of trimming the trees along Ocean. However, Gene Bourquein paid for most of that work. I feel that we could put the \$200 that the park budget is overspent into the grounds budget and perhaps \$200 more.

As park chair, I felt that we could get the chips for the pond trail donated and could use volunteers to spread it. Marge had donated some wood to line the trail and there is some dead wood that can be used. I had planned to burn the wood piles myself. The committee members had personally committed to making some donations. I was hoping to use this money to pay for any plants that would have to be purchased and to pay for a couple of benches. I thought that we could do the planting ourselves.

In summation, I think that the board should not authorize spending of any more money, unless it is donated. As you remember, I did not want to authorize transferring money to the park fund at the last board meeting. I also do not feel that this is any kind of emergency for which the contingency fund should be used. If we act right away, volunteers can do the necessary work, while there is still some decent weather. As you know, I will be happy to help.

Yours truly,

  
Thomas D. Wilcox,  
Treasurer, Surf Pines Assoc.



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Total Park	\$3,006.06
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~ 11/1/96 (from context)

To:

Chuck Johnson  
Tom Wilcox, Norma Keeley, Marge  
Bloomfield, Cathy Orr, Kirsten Kahler

Re: Proposed plan for steps to be  
taken for work on the Park -

1. Clean up all branches, debris,  
logs - add to the burn pile -  
burn.
  2. Seed and straw denuded  
areas.
  3. Transplant available ferns,  
seedlings and plants to  
slopes bordering Houghs.
  4. Following consultations with  
Dorothy, at Rainbow nursery,  
plan areas in which to  
plant plants and shrubs  
which can be maintained  
with a minimum of care.
- Plan for Spring  
With help of volunteers  
plant, prune, shape, existing  
trees and shrubs. Ready  
picnic areas. Consider  
possible easier access for  
seniors to park. (path, steps  
etc.)



Park Meeting 4/2/97 4PM Seaside Library 331 / 6-25-97

Mike Brown - Seaside HS

Sisa

- Bat Boxes
- Bat Attitudes
- Bats

Mexican free tail bats - live in our area

David Eck - Fort Clatsop - Bat Expert

Cost of bat house - \$10/box

Dorothy / Rainbow Nursery

- Plan - What is the plan -
- Natural park vs formal park
- 
- 

- Natural park is the desire
- For residents use primarily
- No formal parking area
- Create a sign identifying the park (corner of Horizon/Ocean)
- Play area for kids  $100' \times 100'$
- Dorothy suggests putting some amount of water piping in to water plants.
- Pathways
- 
- 
- 
- 

April 12th for next meeting 1PM Seaside Library  
Trim Creek Park



10/25/11

Book Meeting 11/01/11  
11/01/11

